



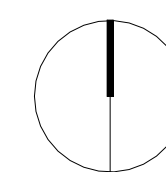
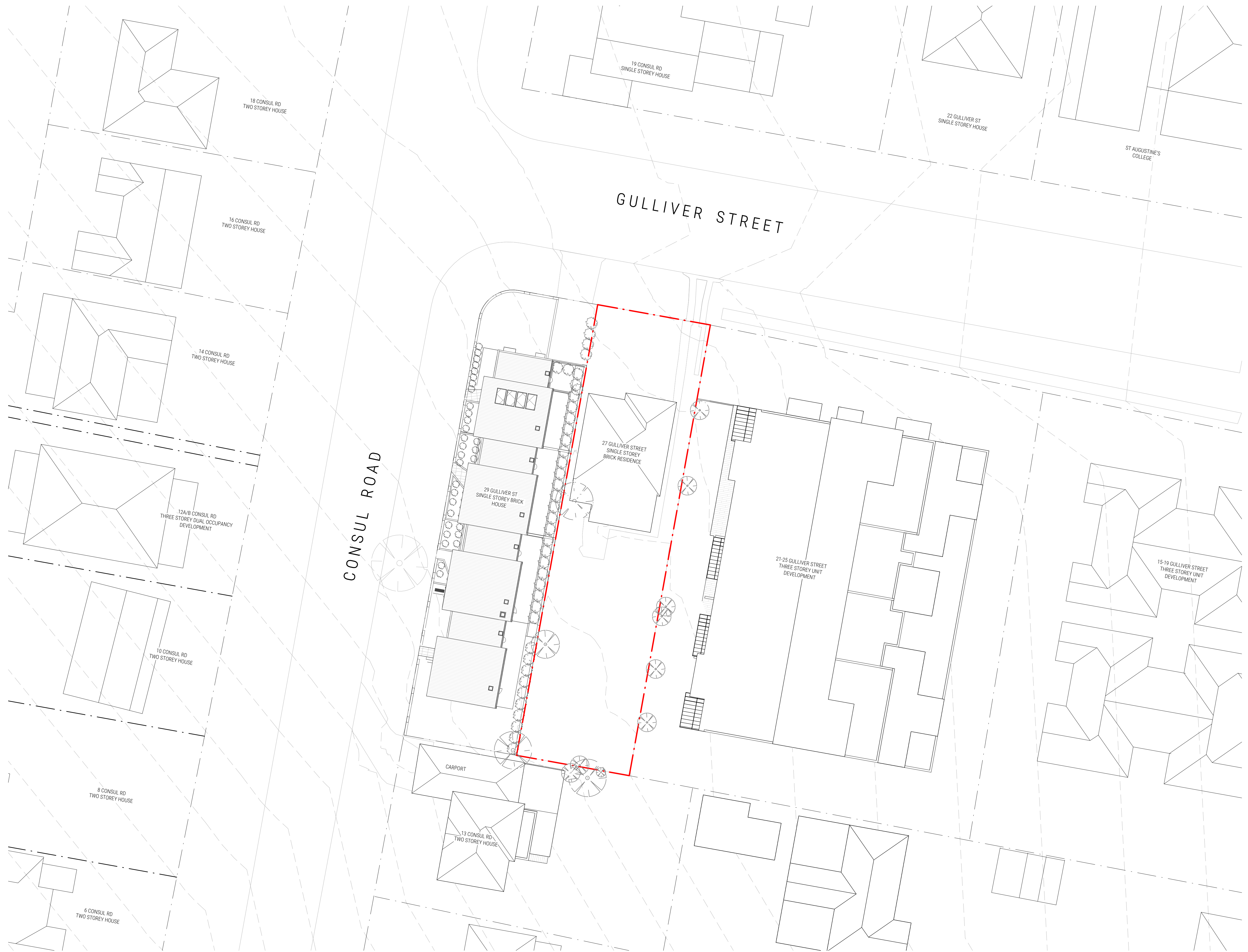
27 GULLIVER ST BROOKVALE

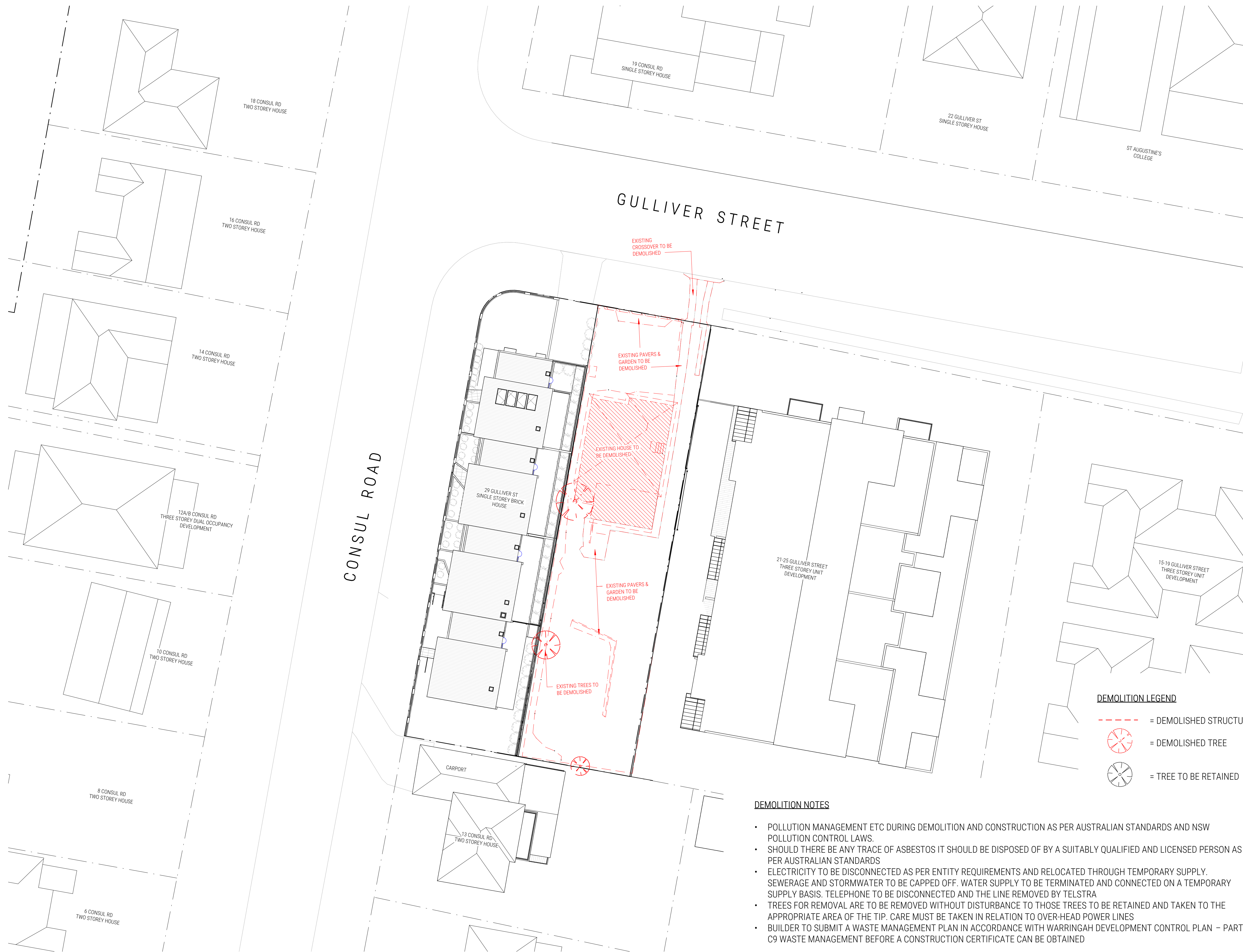
ISSUE FOR DEVELOPMENT
APPLICATION APPROVAL

NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	B
DA010	EXISTING SITE PLAN	A
DA011	DEMOLITION PLAN	A
DA012	SITE ANALYSIS	A
DA013	PROPOSED SITE PLAN	B
DA020	DCP SETBACKS	A
DA030	PROPOSED SETBACKS	A
DA100	BASEMENT FLOOR PLAN	B
DA101	GROUND FLOOR PLAN	A
DA102	LEVEL 1 FLOOR PLAN	B
DA103	ROOF PLAN	B
DA200	BUILDING SECTIONS - SHEET 1	B
DA201	BUILDING SECTIONS - SHEET 2	B
DA300	PROPOSED ELEVATIONS - SHEET 1	A
DA401	LANDSCAPE OPEN SPACE AREA	B
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	B
DA501	SHADOW DIAGRAMS - 12PM JUNE 21ST	B
DA502	SHADOW DIAGRAMS - 3PM JUNE 21ST	B
DA600	VIEWS FROM SUN - JUNE 21ST	B
DA601	VIEWS FROM SUN - JUNE 21ST	B
DA602	VIEWS FROM SUN - JUNE 21ST	B
DA603	VIEWS FROM SUN - JUNE 21ST	B
DA700	8.5m HEIGHT PLANE	B
DA701	3D VIEWS	A

Warringah LEP 2011	
Clause	Complies?
2.7 Demolition	Yes
4.3 Height of Buildings	Yes
6.2 Earthworks	Yes
6.4 Development on Sloping Sites	Yes

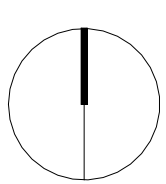
Warringah DCP 2011	
Clause	Complies?
B2 Number of Stories	Yes
B3 Side Boundary Envelope	No
B5 Side Boundary Setback	No
B7 Front Boundar Setback	Yes
B9 Rear Setback	Yes
D1 Landscape Open Space	No

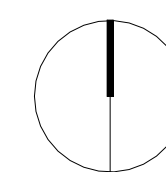
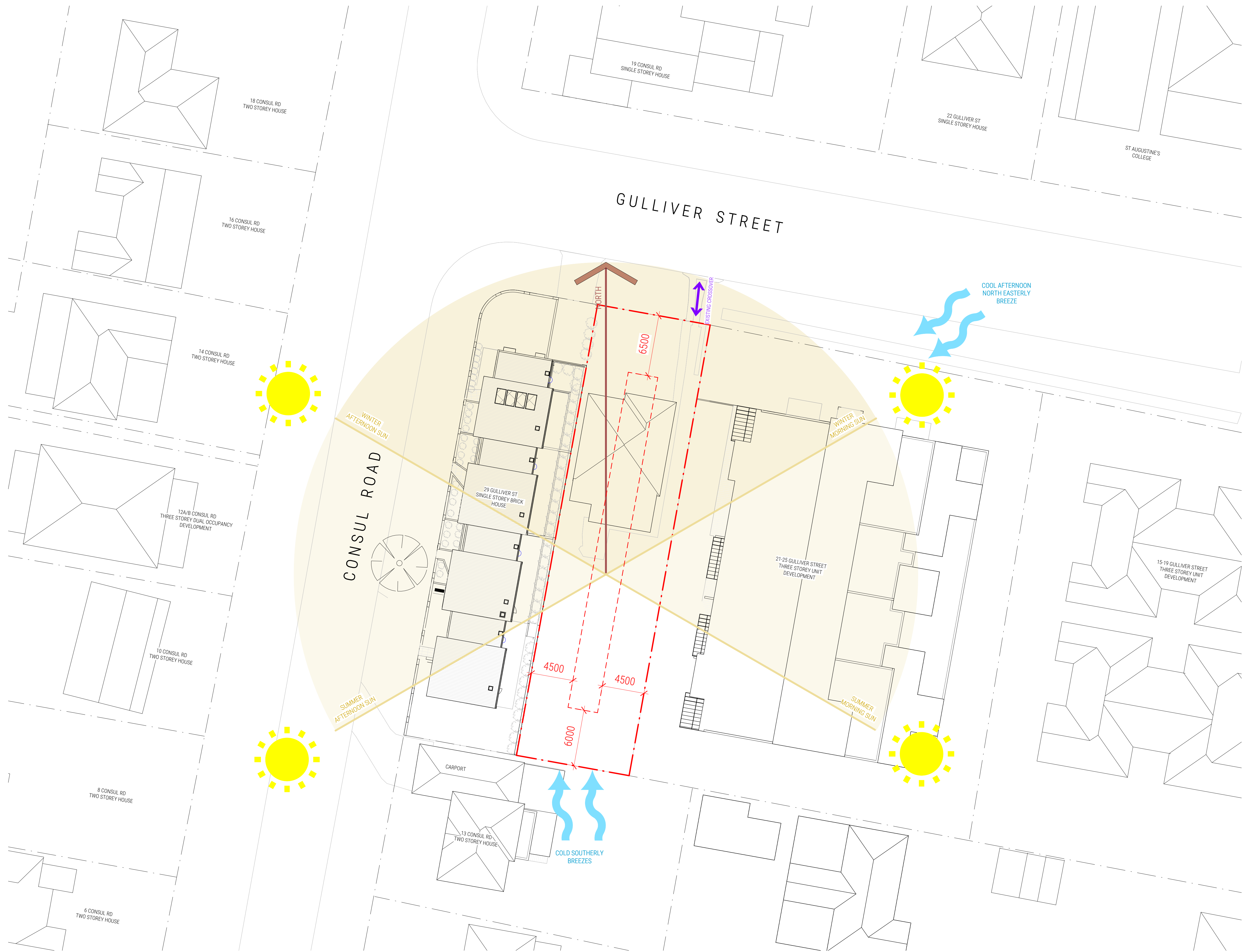




DEMOLITION NOTES

- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
- SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
- ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
- TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
- BUILDER TO SUBMIT A WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN – PART C9 WASTE MANAGEMENT BEFORE A CONSTRUCTION CERTIFICATE CAN BE OBTAINED





27 Gulliver Street Brookvale				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 Star Shower Heads	Yes			
4 Star Kitchen / Basin Taps			4 Star Toilet	Yes
Alternative Water				
Minimum Tank Size (L)	≥500	Collected from Roof Area (m ²)		
Tank Connected To:				
All Toilets	Yes		Laundry W/M Cold Taps	
One Outdoor Tap	Yes			
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water	Gas Instantaneous 6 Star			
Cooling System	Living	1 Phase A/C Zoned	EER 3.0 - 3.5	
	Bedrooms	1 Phase A/C Zoned	EER 3.0 - 3.5	
Heating System	Living	1 Phase A/C Zoned	EER 3.0 - 3.5	
	Bedrooms	1 Phase A/C Zoned	EER 3.0 - 3.5	
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off	
	Kitchen	Fan ducted to exterior	Manual on/off	
Natural Lighting	Laundry	Natural ventilation	N/A	
	Window/Skylight in Kitchen		Yes	
Artificial Lighting	Window/Skylight in Bathrooms/Toilets		Yes	2
	Number of bedrooms	All	Dedicated	Yes
(rooms to be primarily lit by fluorescent or LED lights)	Number of Living/Dining room	All	Dedicated	Yes
	Kitchen	Yes	Dedicated	Yes
OTHER COMMITMENTS	1 x Bathrms/Toilets	Yes	Dedicated	Yes
	Laundry	Yes	Dedicated	Yes
Outdoor clothes line	Yes	Ventilated refrigerator space		
Stove/Oven	Electric cooktop & electric oven			
Alternative Energy	Photovoltaic System: 1.6kW common system			

June 2022

BSA Reference: 18152

Building Sustainability Assessments

Ph: (02) 4962 3439

enquiries@buildingsustainability.net.au

www. buildingsustainability.net.au

12A/B CONSUL RD
THREE STOREY DUAL OCCUPANCY
DEVELOPMENT

10 CONSUL RD
TWO STOREY HOUSE

8 CONSUL RD
TWO STOREY HOUSE

Important Note

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.

In NSW both BASIX & the BCA variations must be complied with, in particular the following:

- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1-

- Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d)

- Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e).

- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

Thermal Performance Specifications (does not apply to garage)

External Wall Construction

Added Insulation

Brick Veneer & Lightweight

R2.5 to U3

Brick Veneer & Lightweight

R2.0 to all other UNO

Internal Wall Construction

Added Insulation

Plasterboard on studs

R2.0 to walls adjacent to roofspace

Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)

R2.0 to R2.0

Ceiling Construction

Added Insulation

Plasterboard

R5.0 to ceilings adjacent to roof space to U3

Plasterboard

R3.5 to ceilings adjacent to roof space to all other UNO

Roof Construction

Colour (Solar Absorbance)

Added Insulation

Metal

Any

Foil + R1.0 blanket

Floor Construction

Covering (if not noted default values used)

Added Insulation

Concrete

As drawn

R2.0 to floors adjacent to basement carpark

Timber

As drawn

None

Windows

Glass and frame type

U value

SHGC Range

Area sq m

Performance glazing Type A

4.90

0.3 - 0.36

As drawn

Performance glazing Type B

4.90

0.3 - 0.36

As drawn

Type A windows are awning windows, bifolds, casements, tilt 'n turn' windows, entry doors, french doors

Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres

Skylights

Glass and frame type

U

SHGC

Area sq m

Detail

Double glazed in aluminium frame

4.90

0.72

As drawn

U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified

Shade elements

(eaves, verandahs, awnings etc)

All shade elements modelled as drawn

Ceiling Penetrations

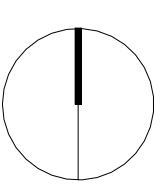
(downlights, exhaust fans, flues etc)

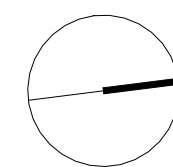
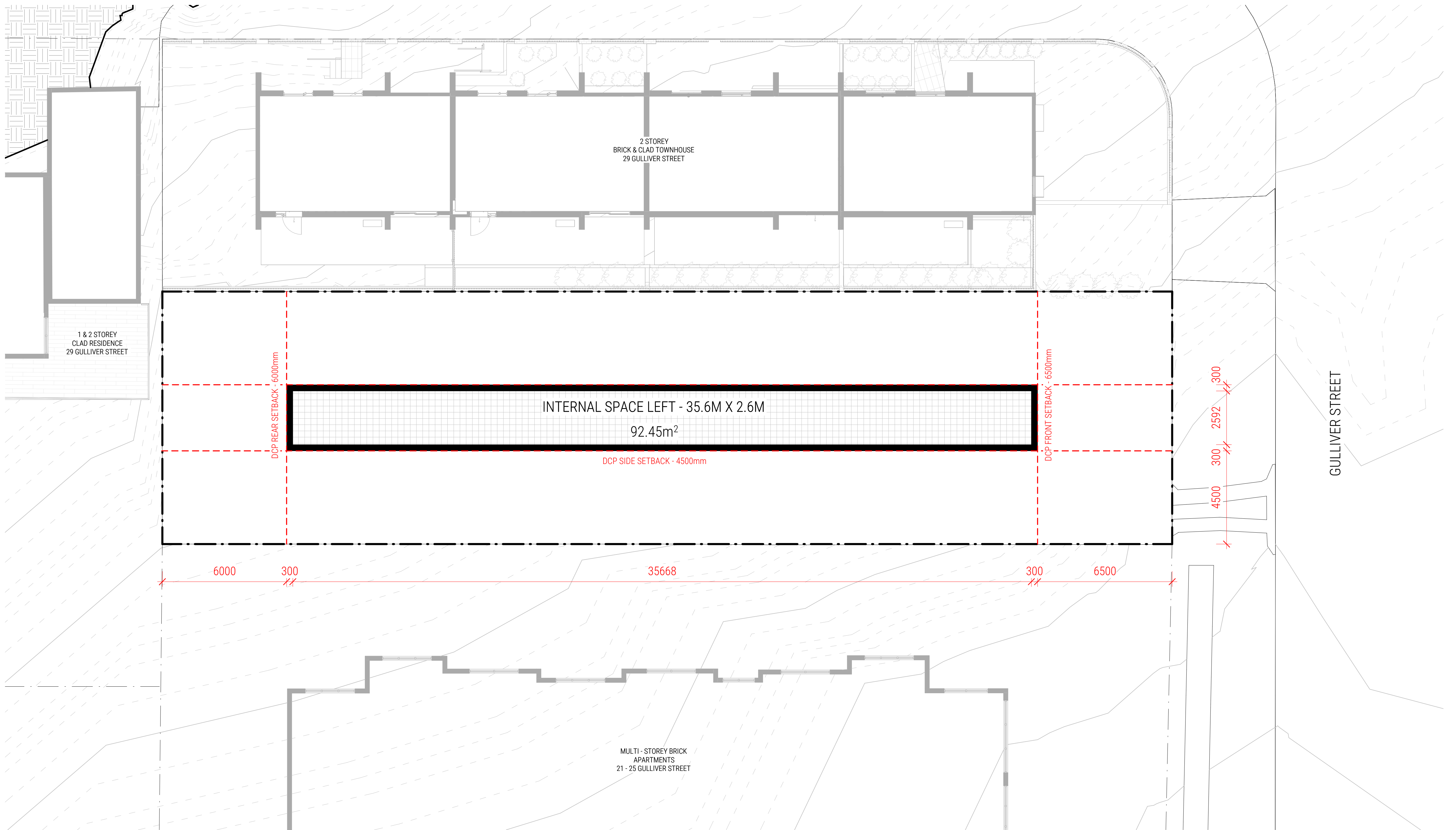
Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA

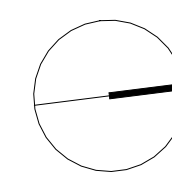
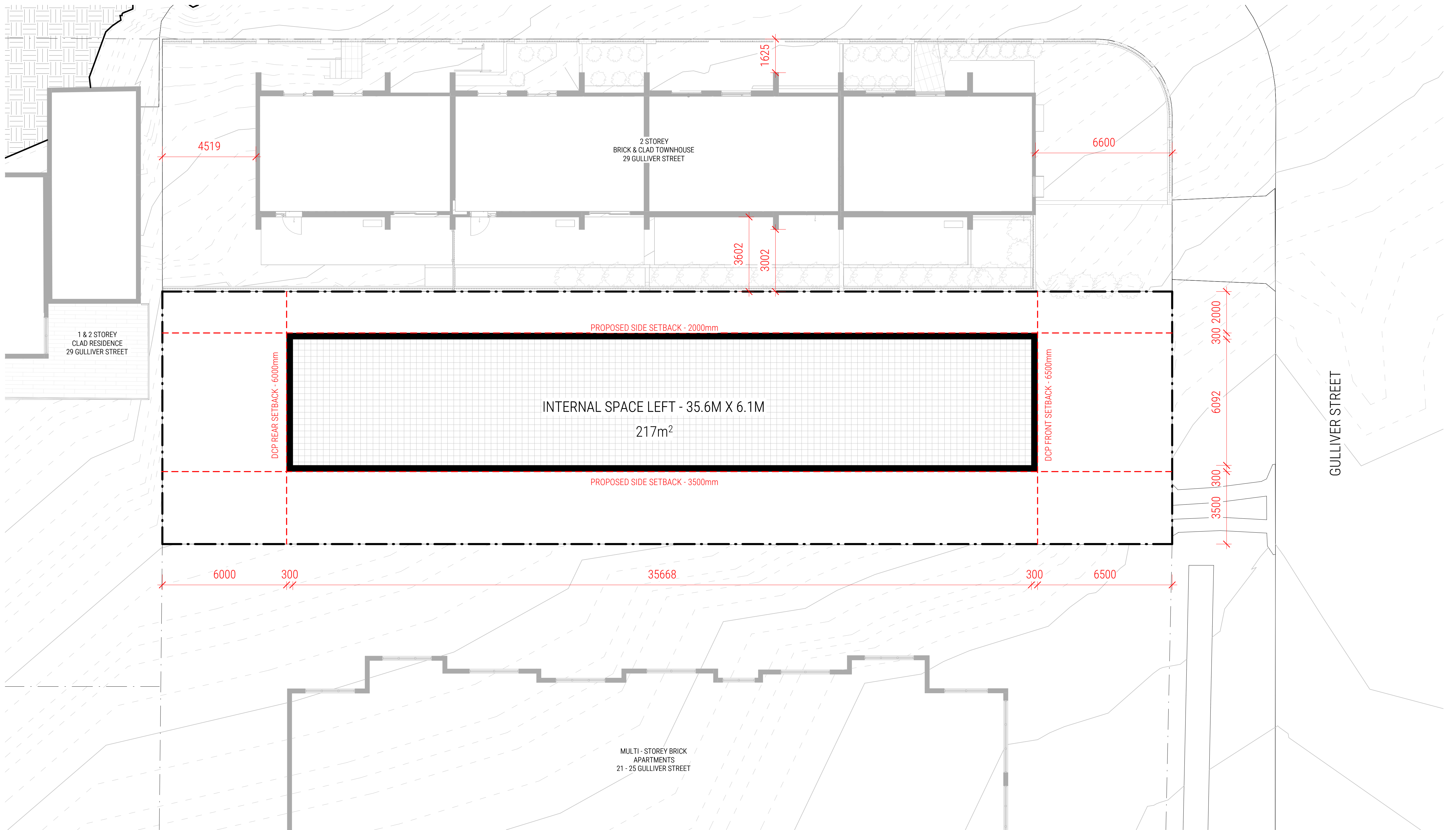
Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled.

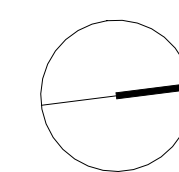
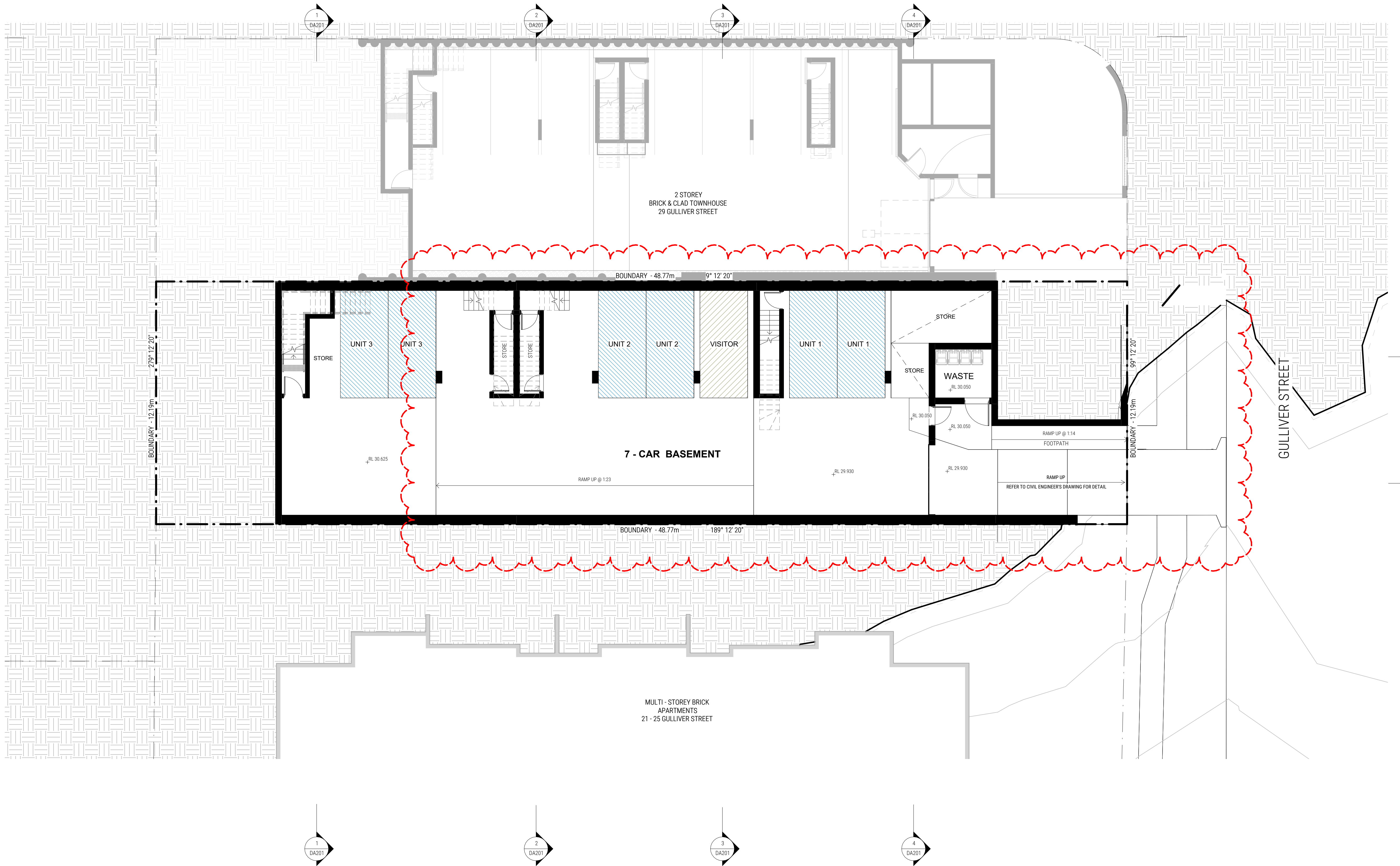
Additional Notes

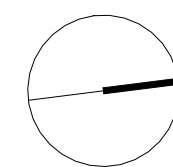
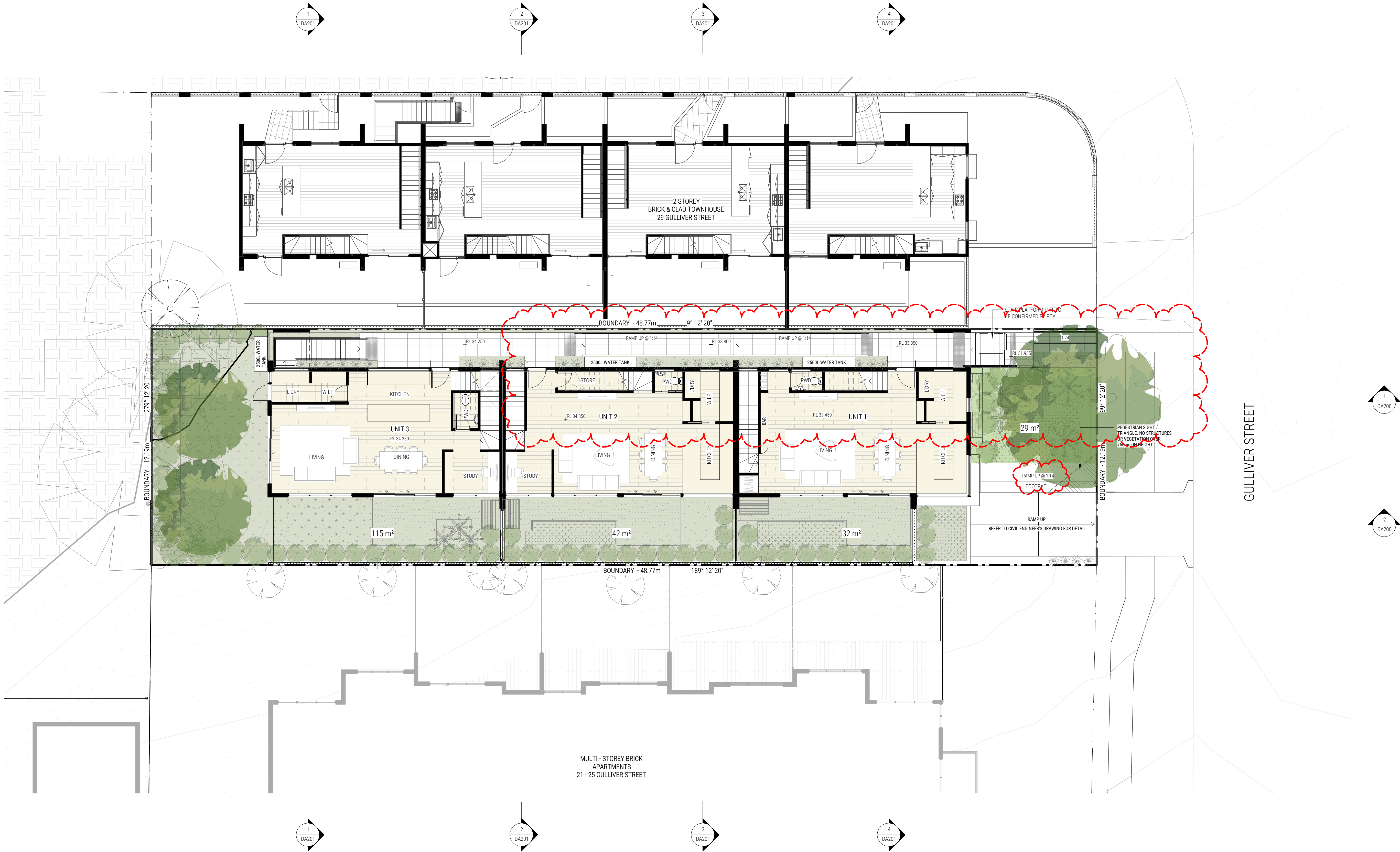
Nil

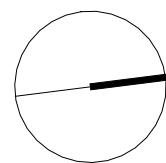
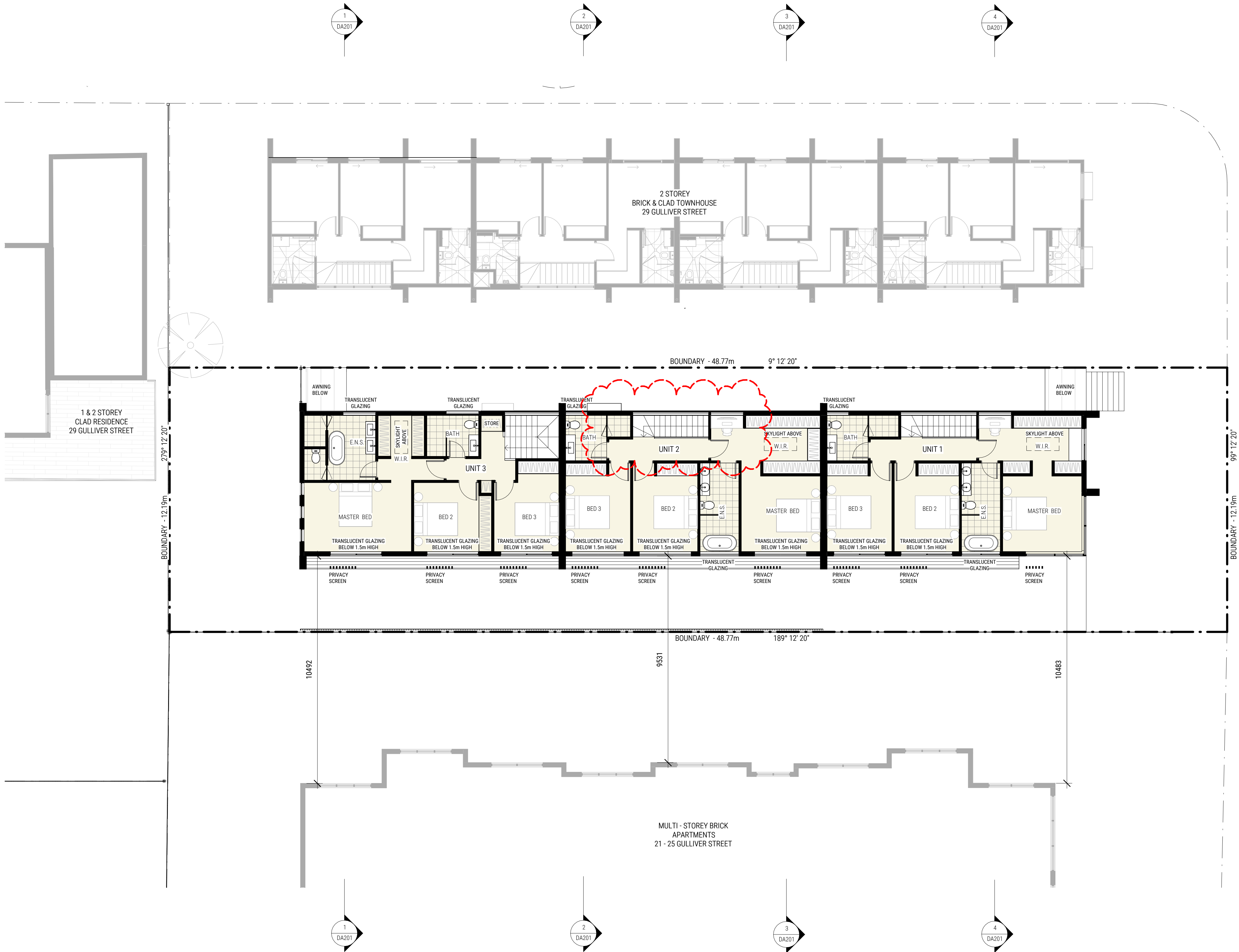


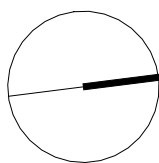
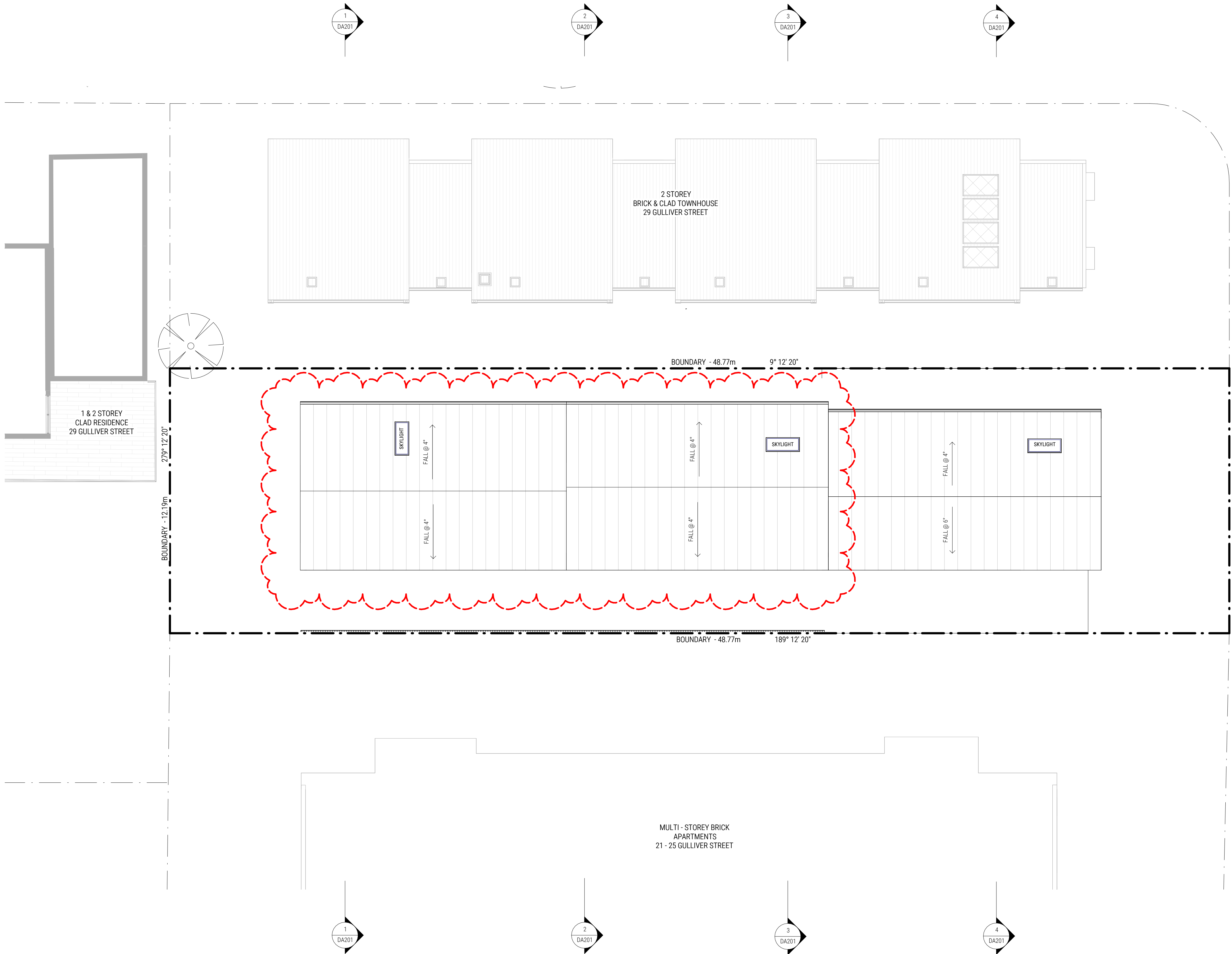


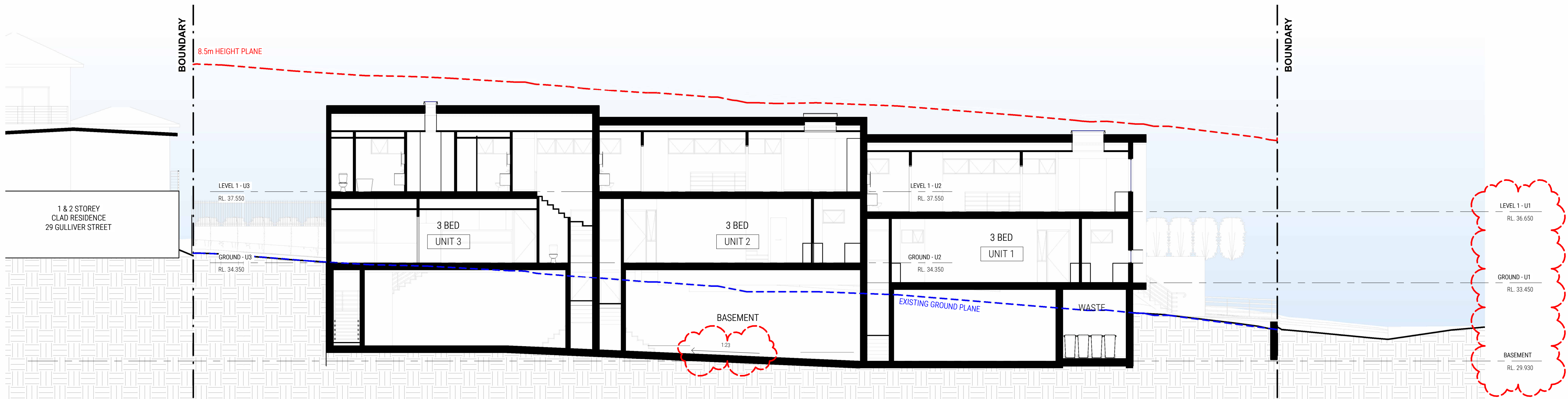




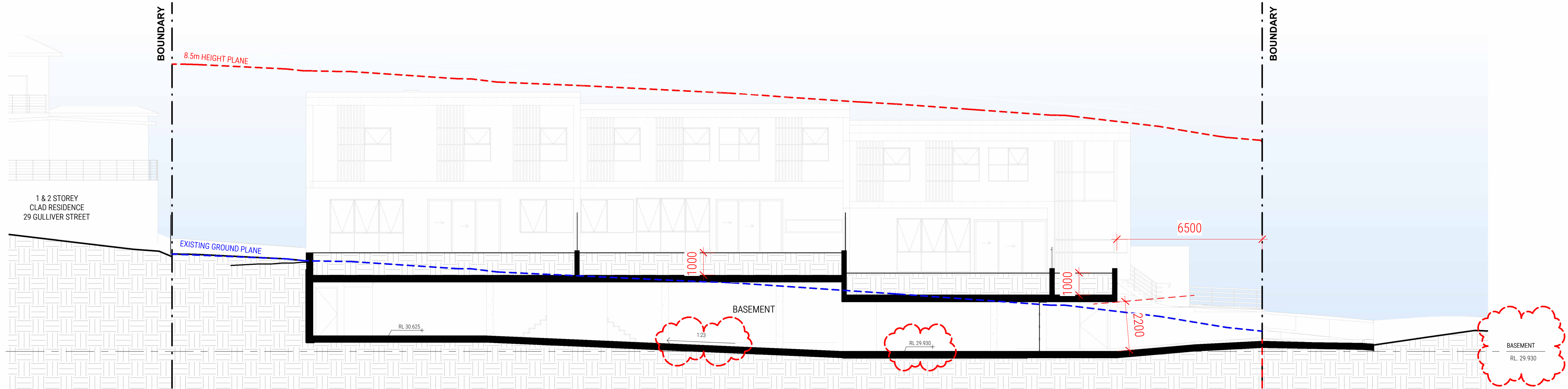




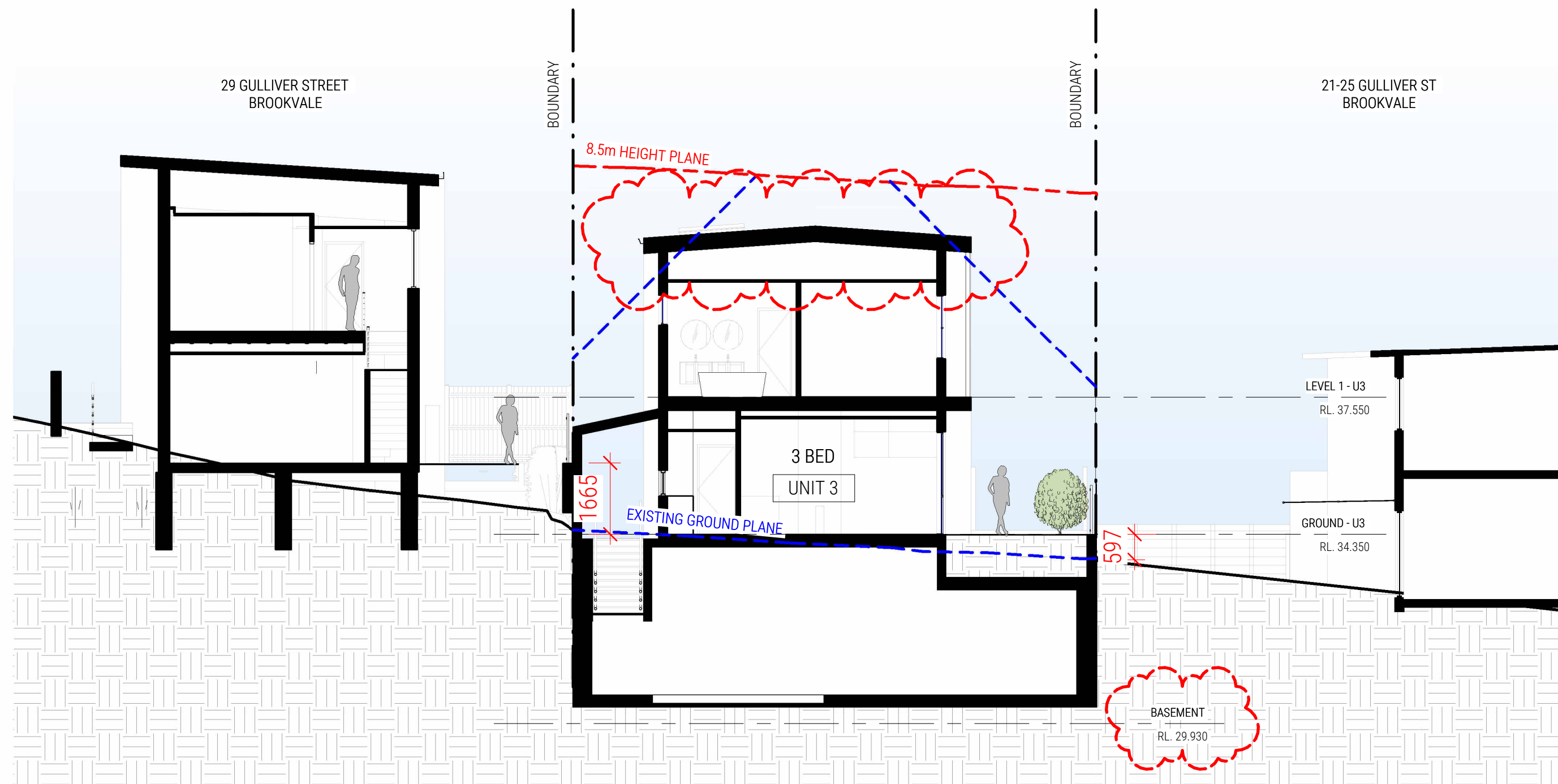




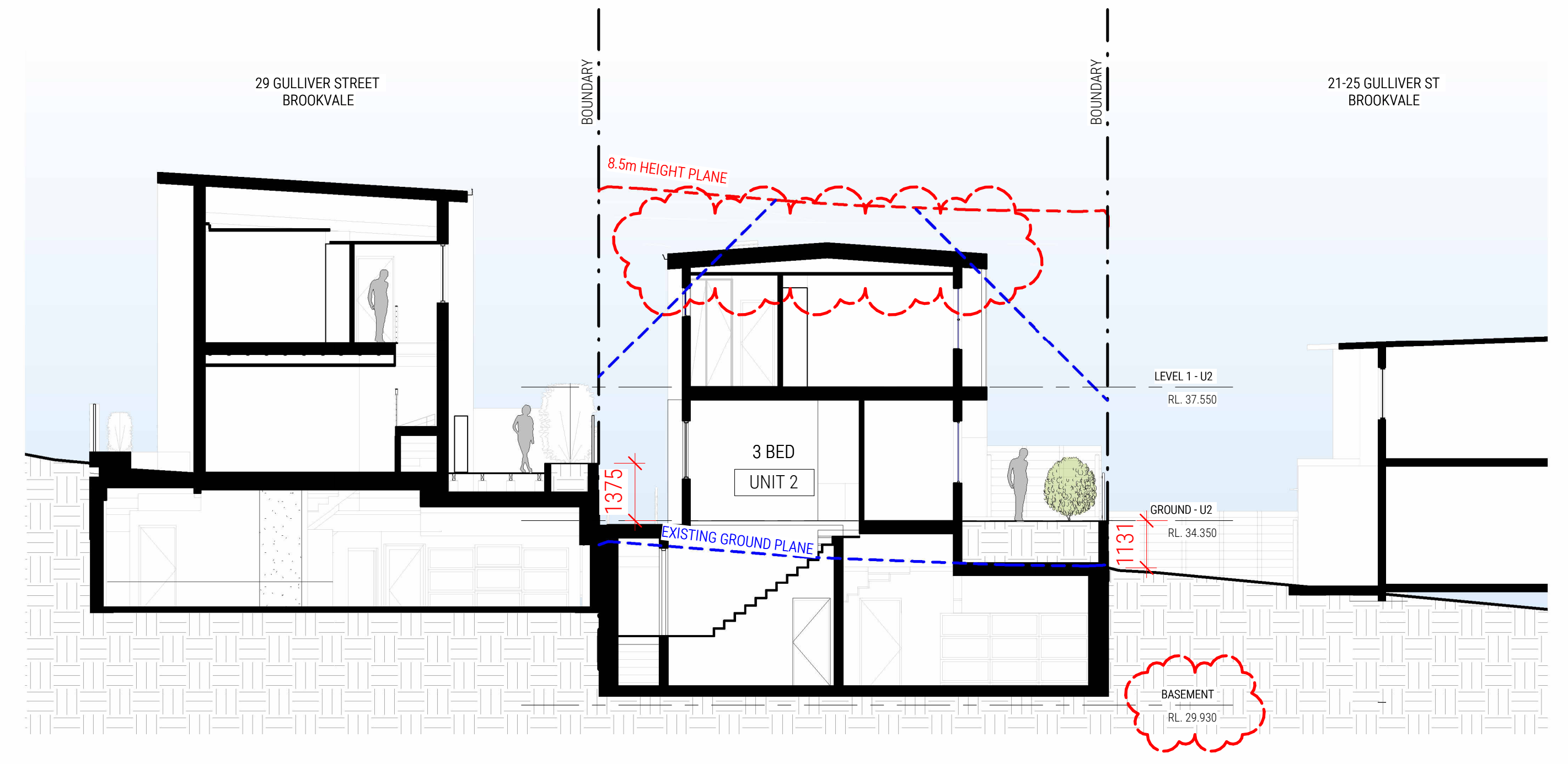
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DA200 / 1:100 @ A1



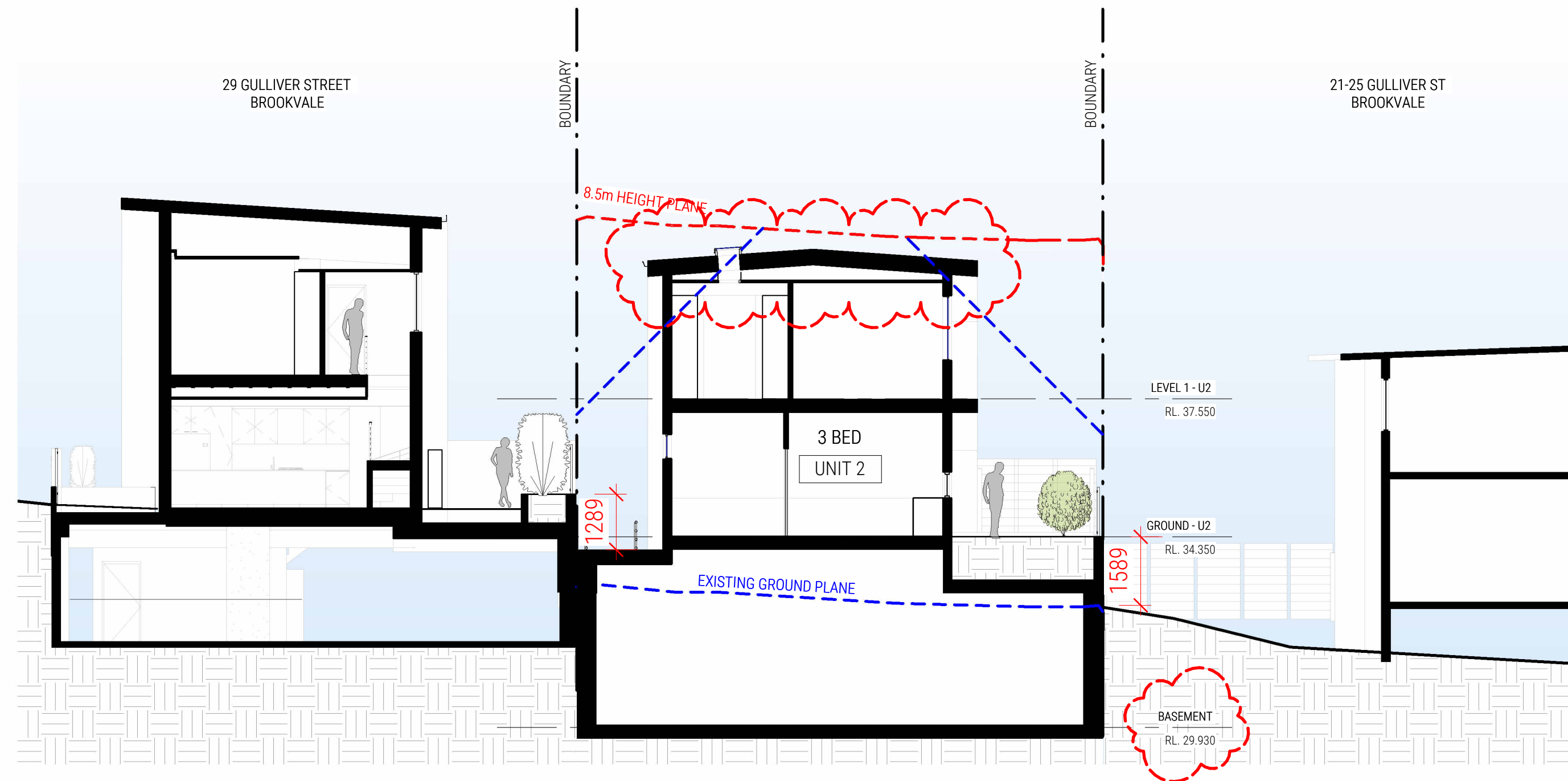
2 LONG SECTION 2
DA200 / 1:100 @ A1



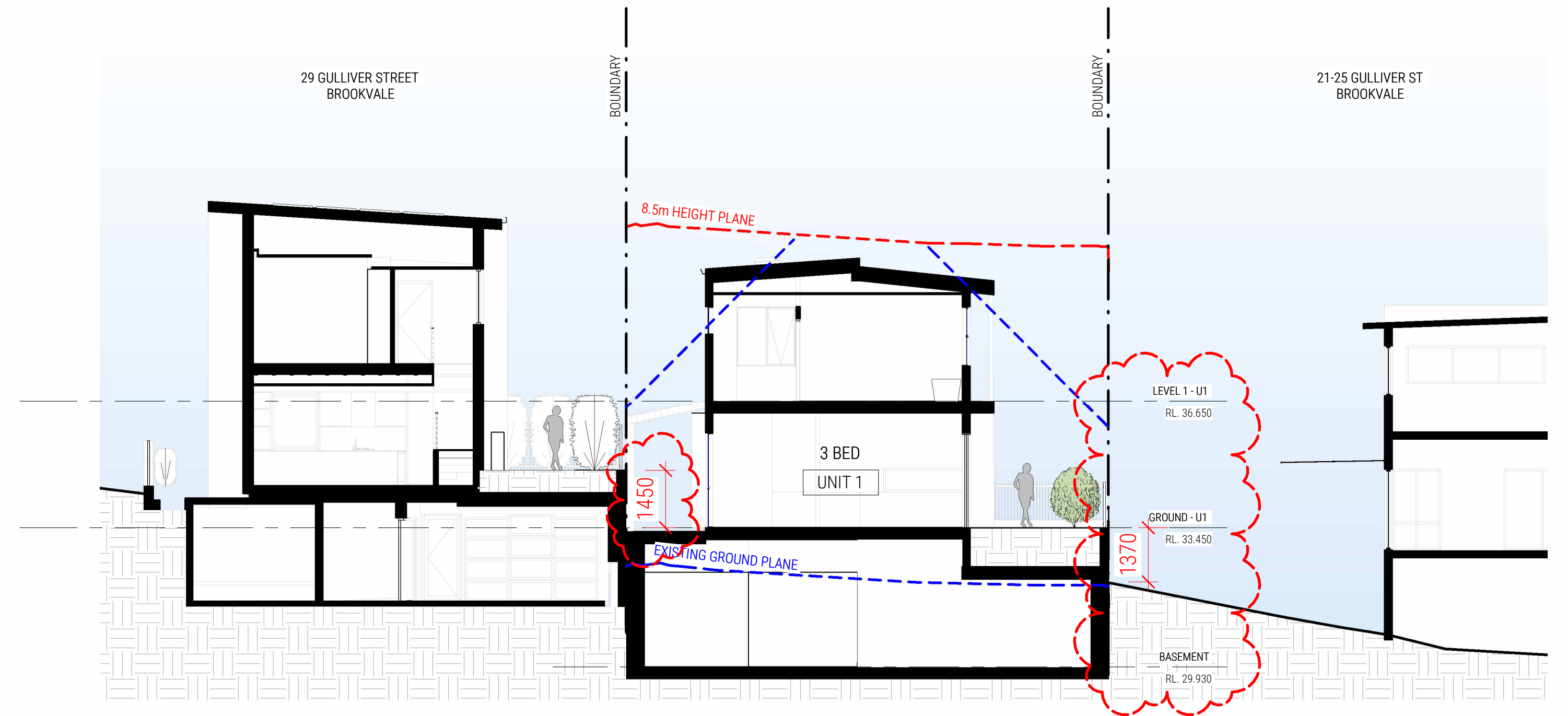
1 SECTION 1
DA201/ 1:100 @ A1



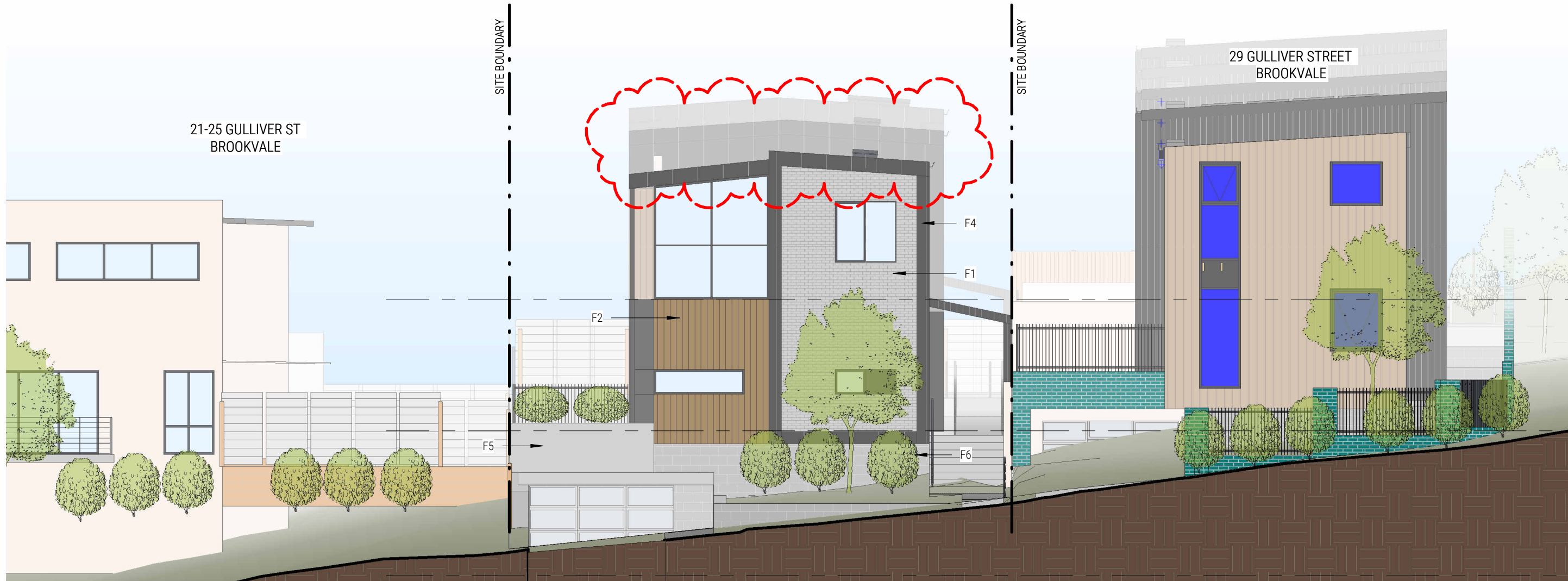
2 SECTION 2
DA201/ 1:100 @ A1



3 SECTION 3
DA201/ 1:100 @ A1



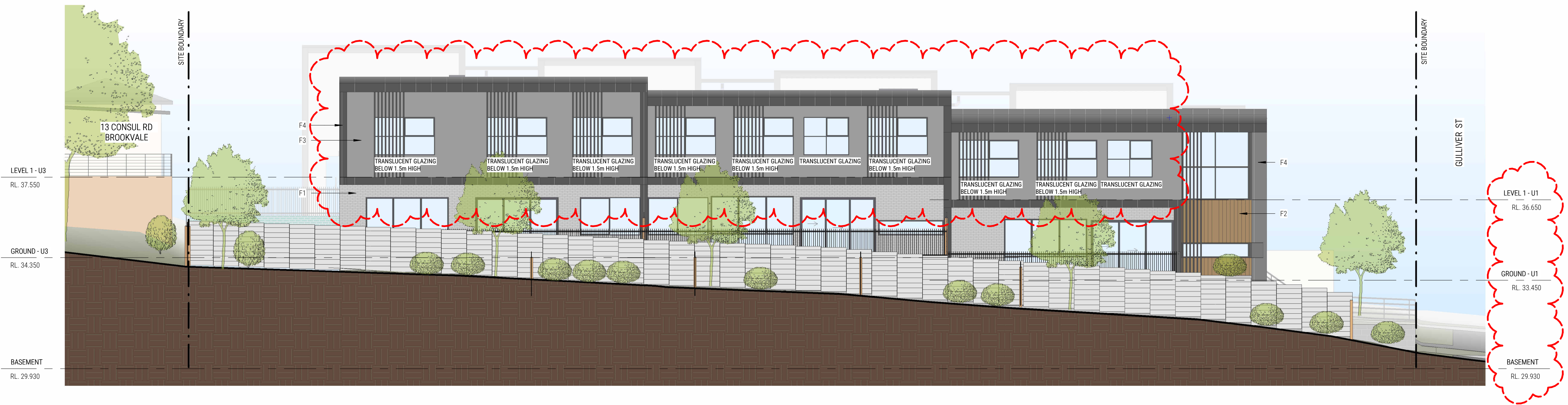
4 SECTION 4
DA201/ 1:100 @ A1



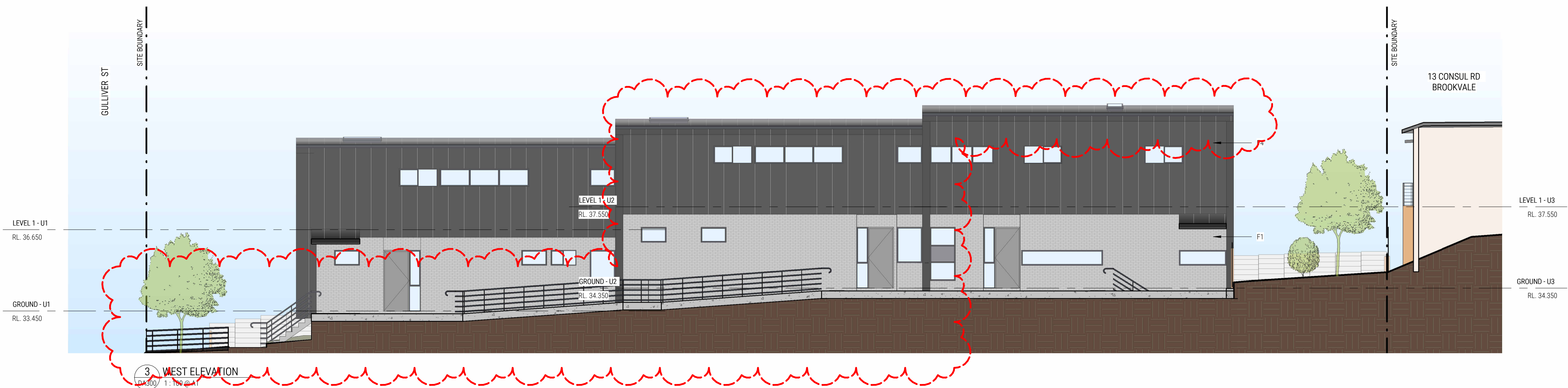
1 NORTH ELEVATION
DA300 1:100 @ A1



4 SOUTH ELEVATION
DA300 1:100 @ A1



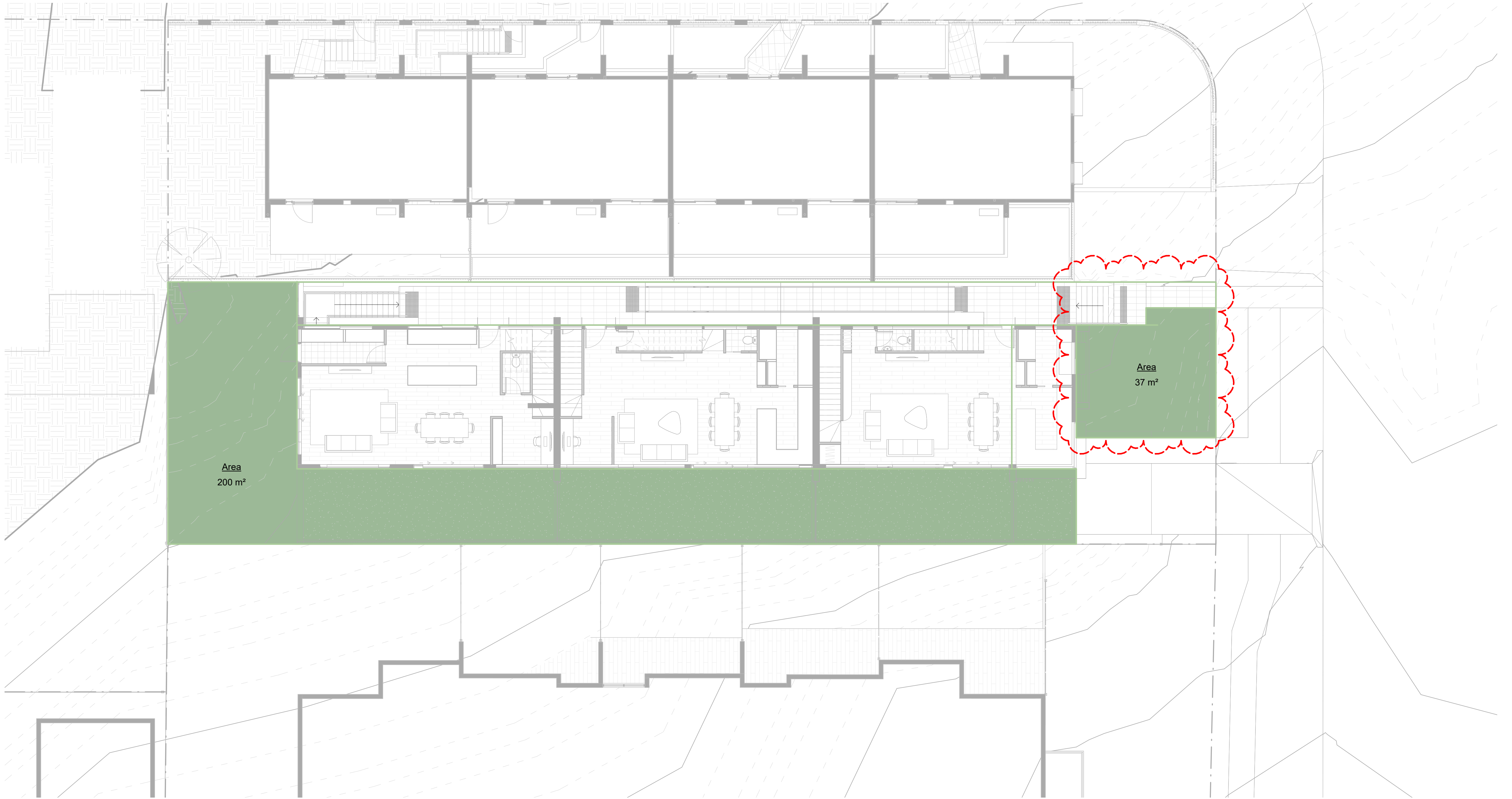
2 EAST ELEVATION
DA300 1:100 @ A1



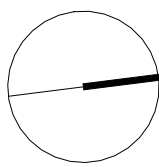
3 WEST ELEVATION
DA300 1:100 @ A1

EXTERNAL FINISHES SCHEDULE

CODES	EXTERIOR
F1	- FINISH BRICK, LIGHT GREY
F2	- TIMBER LOOKING CLADDING.
F3	- FC SHEETING WITH PAINT FINISH.
F4	- LYSAGHT ENSEAM WALL CLADDING. MONUMENT.
F5	- CONCRETE
F6	- CONCRETE BLOCK

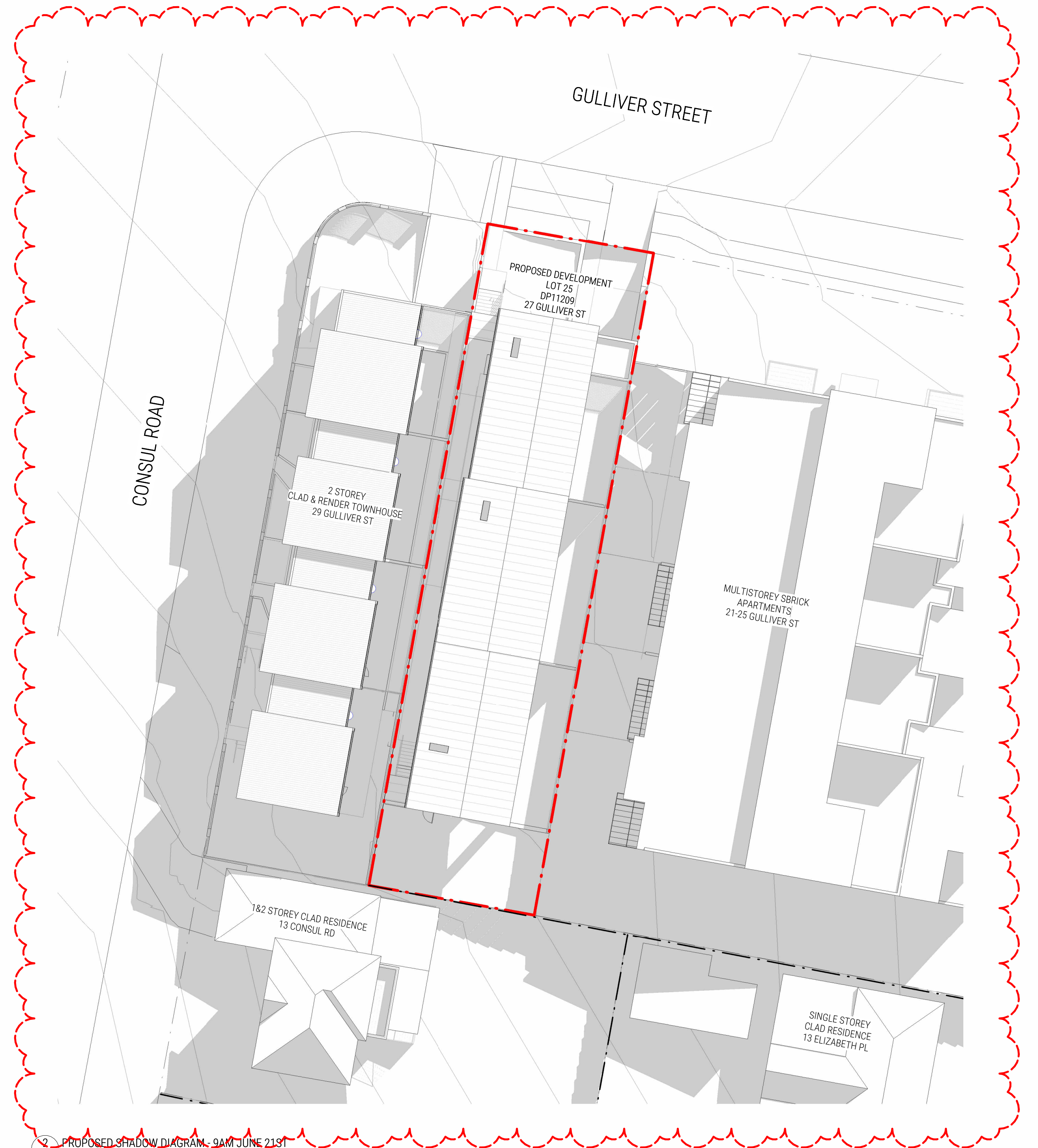


LANDSCAPED OPEN SPACE	
AREA	OPEN SPACE AREA
237 m²	39.9%

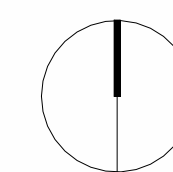




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

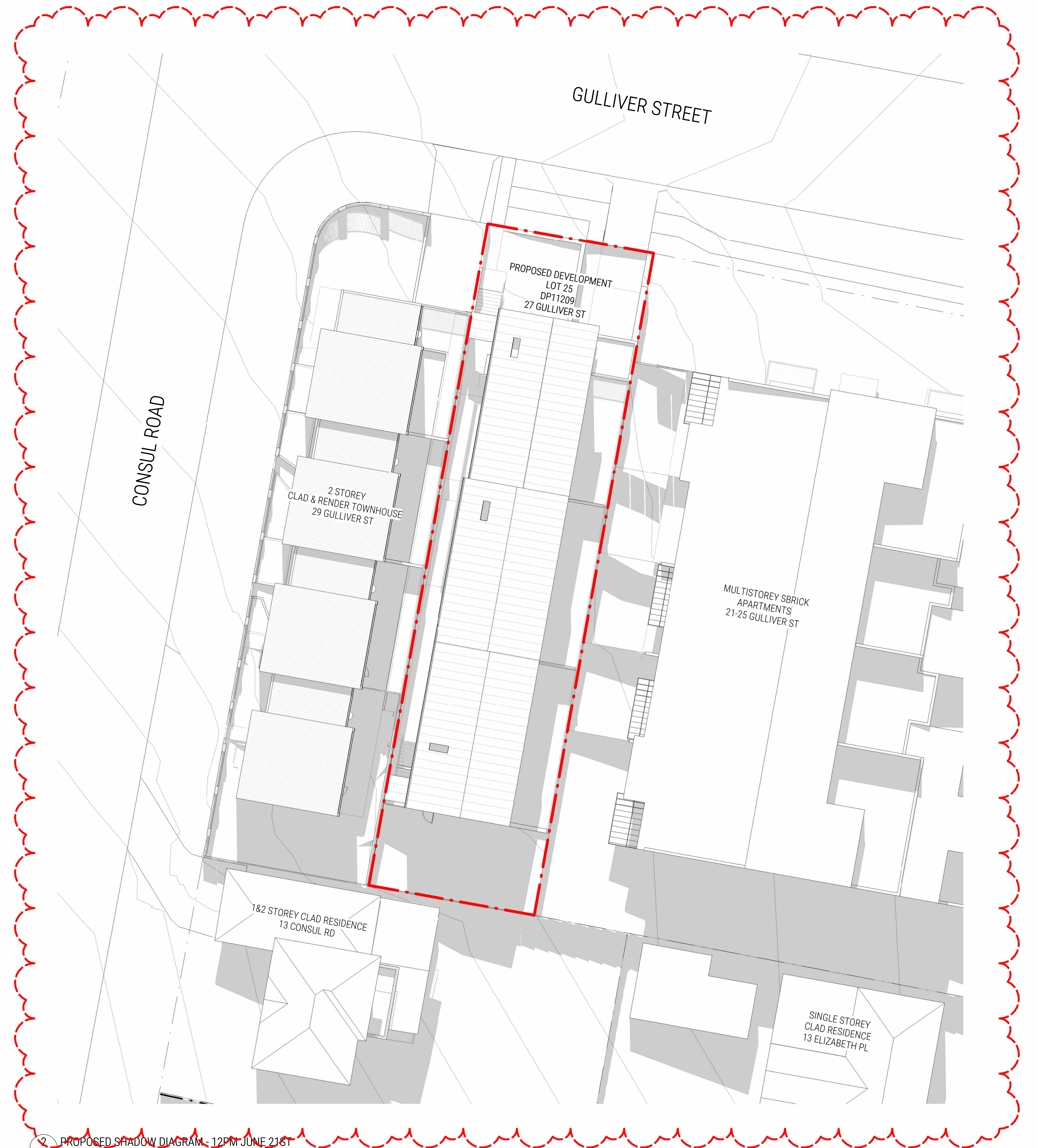


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500/ 1:200 @ A1

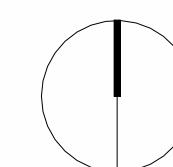




1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA501 1:200 @ A1

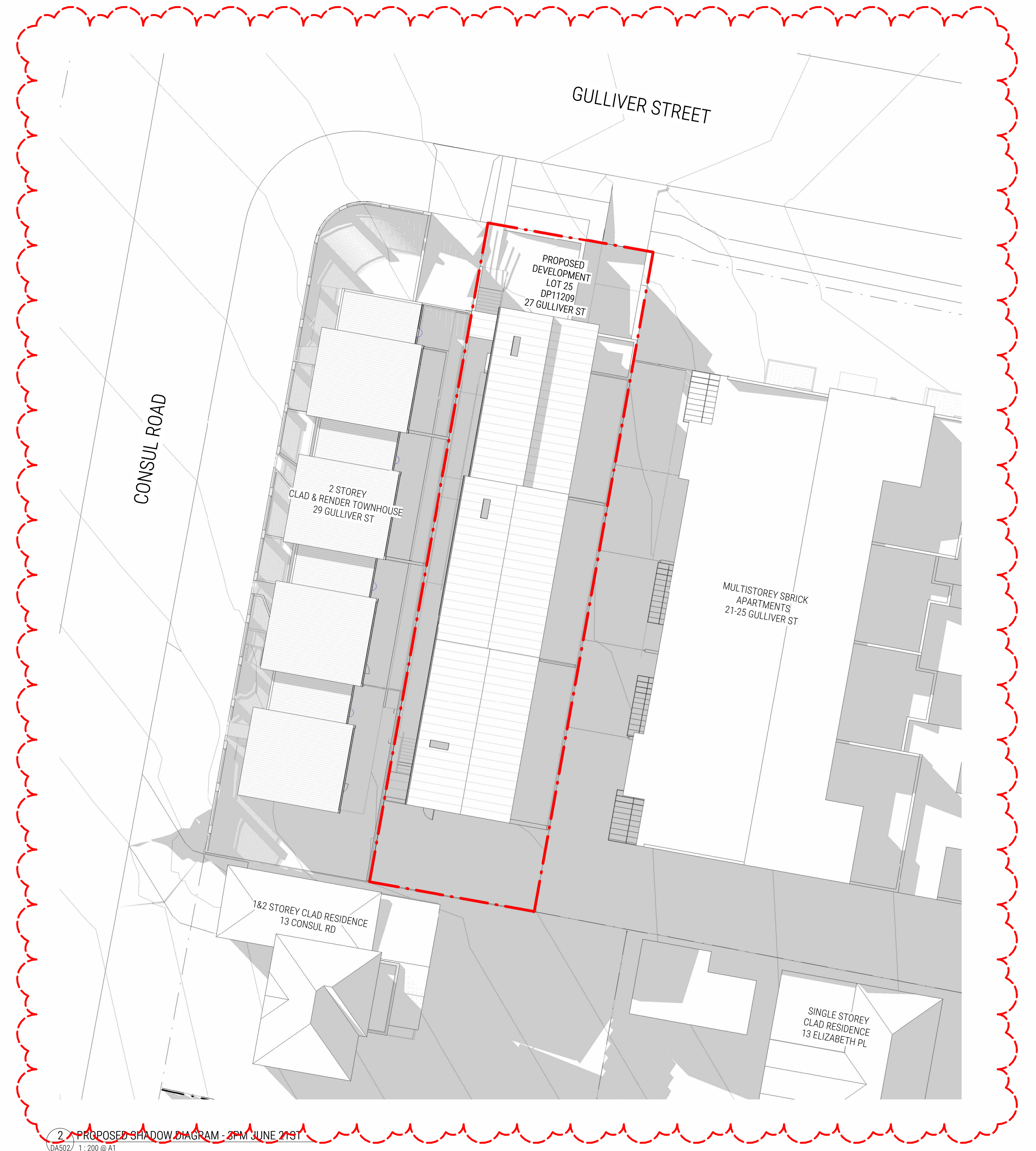


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA501 1:200 @ A1

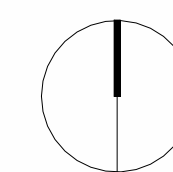


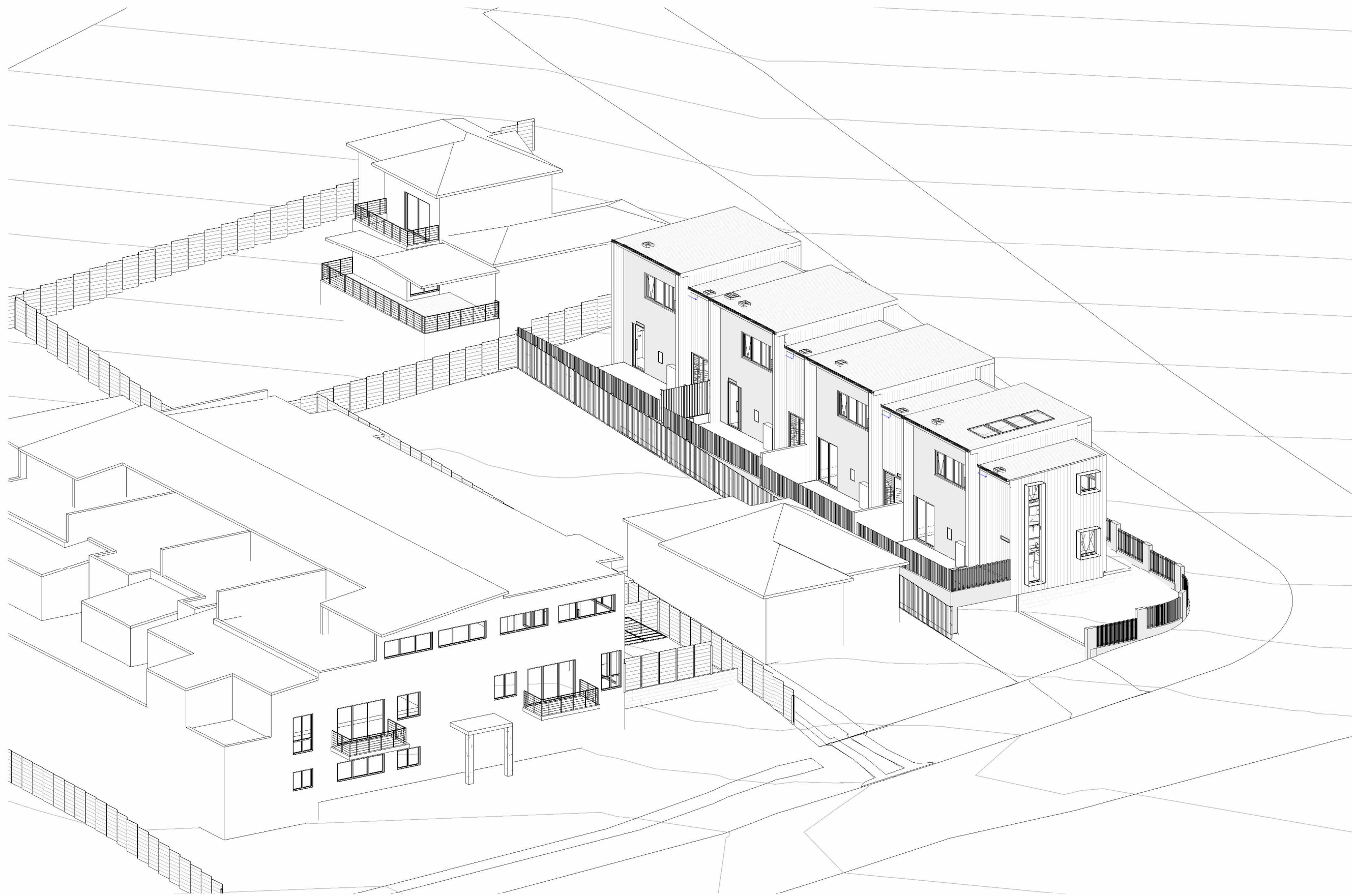


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA502/ 1:200 @ A1

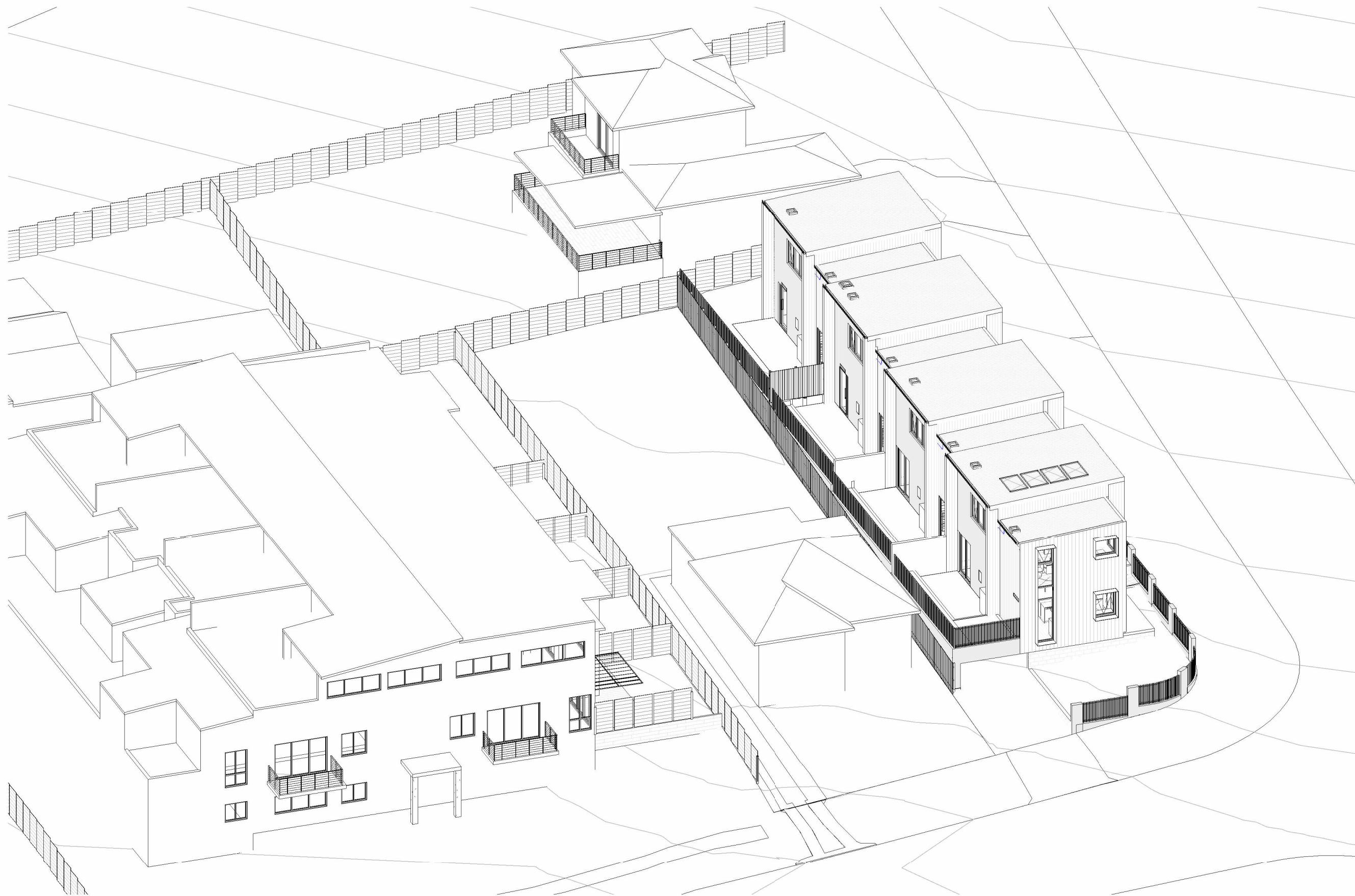




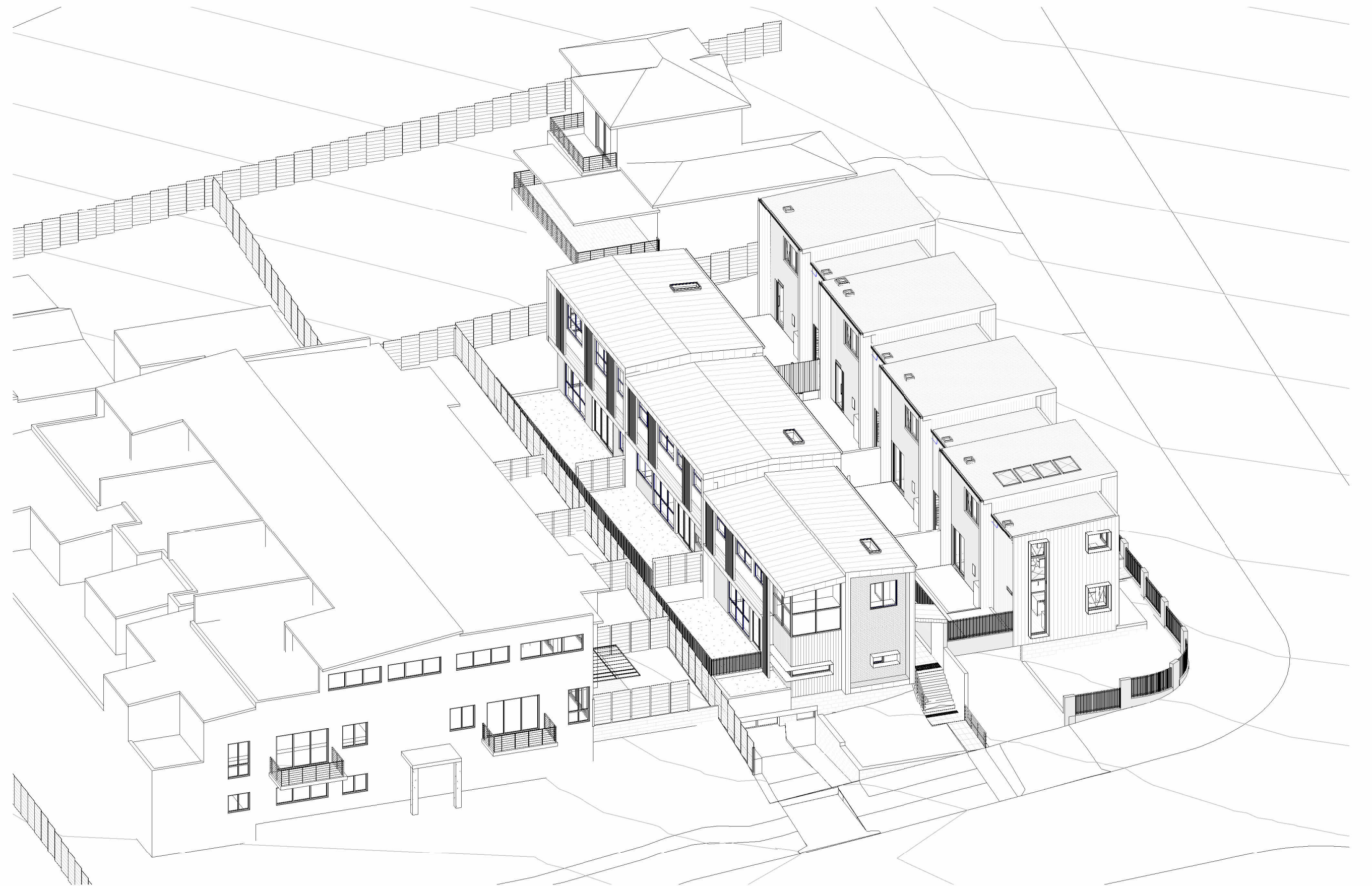
1 SOLAR ACCESS - 21ST JUNE 9AM - EXISTING



2 SOLAR ACCESS - 21ST JUNE 9AM - PROPOSED



3 SOLAR ACCESS - 21ST JUNE - 10AM - EXISTING



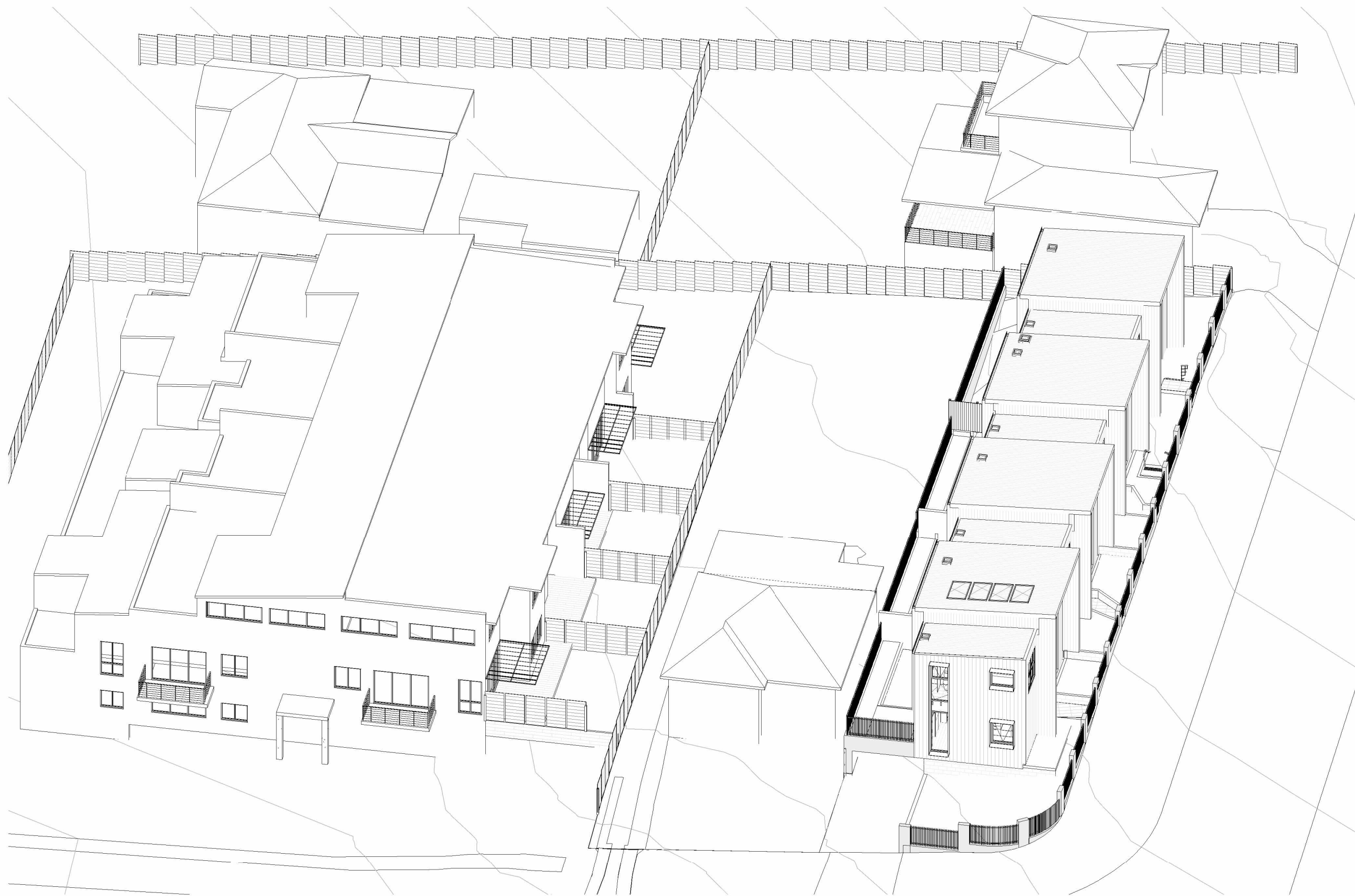
4 SOLAR ACCESS - 21ST JUNE - 10AM - PROPOSED



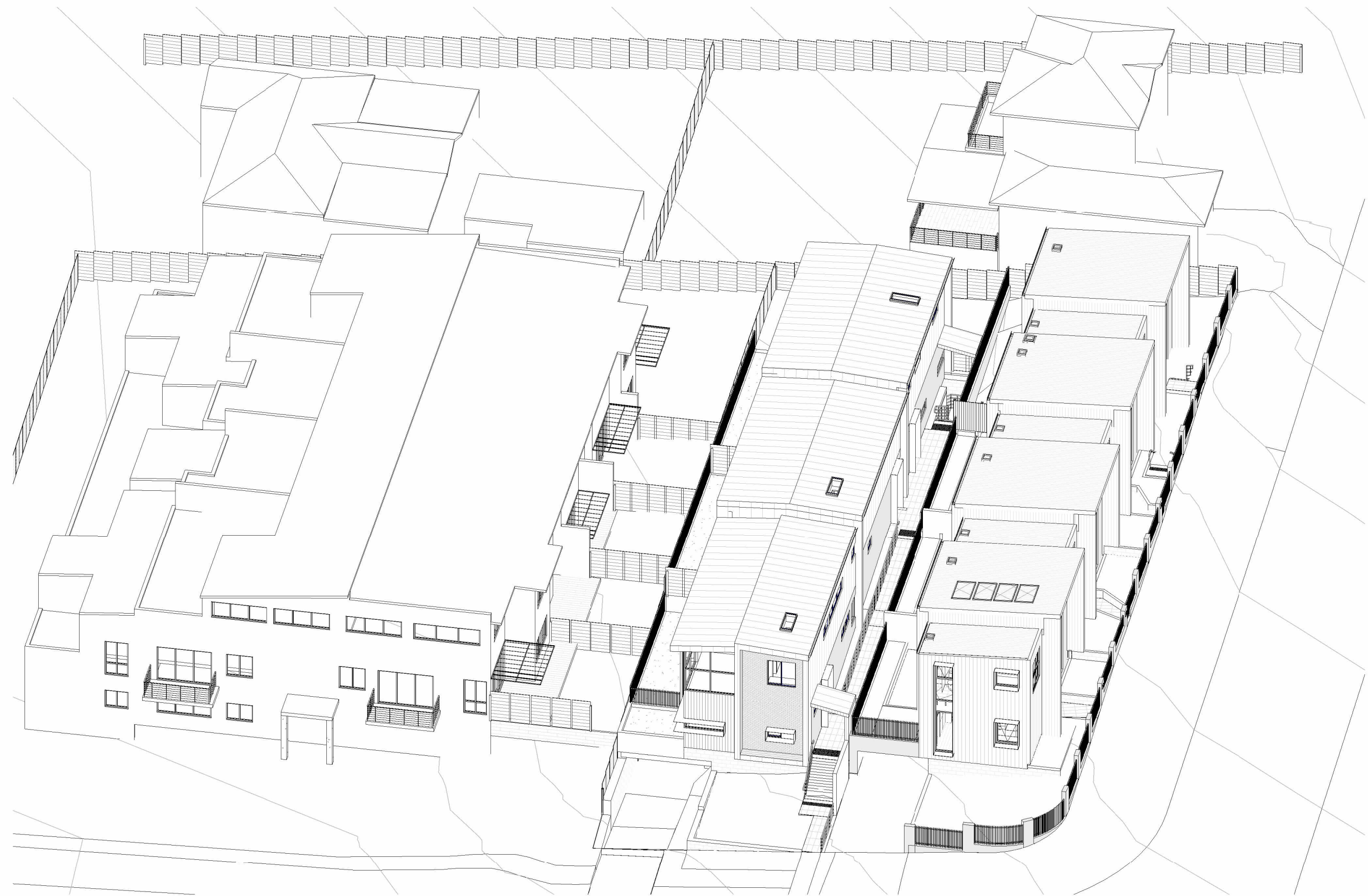
1 SOLAR ACCESS - 21ST JUNE - 11AM - EXISTING



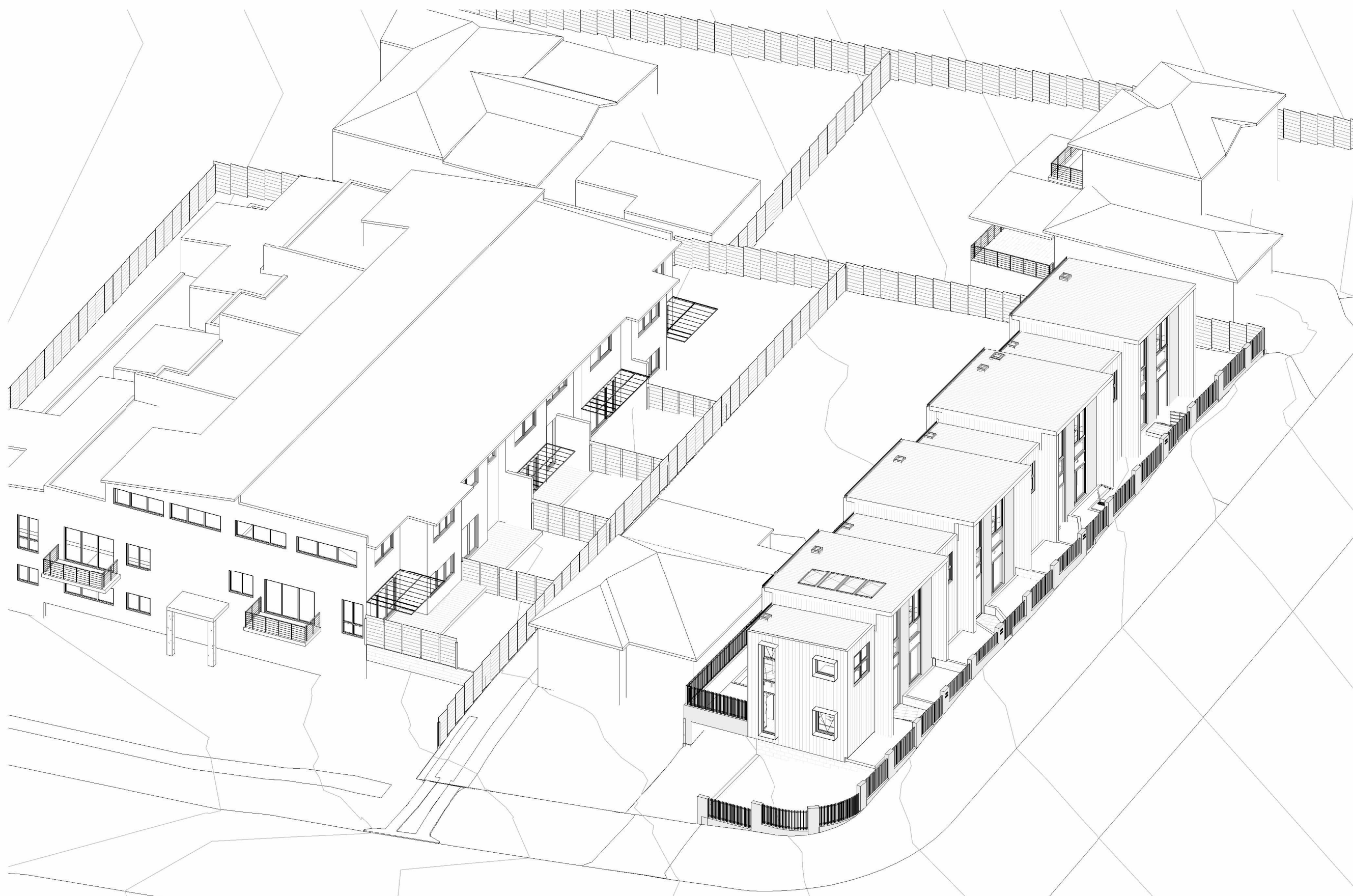
2 SOLAR ACCESS - 21ST JUNE - 11AM - PROPOSED



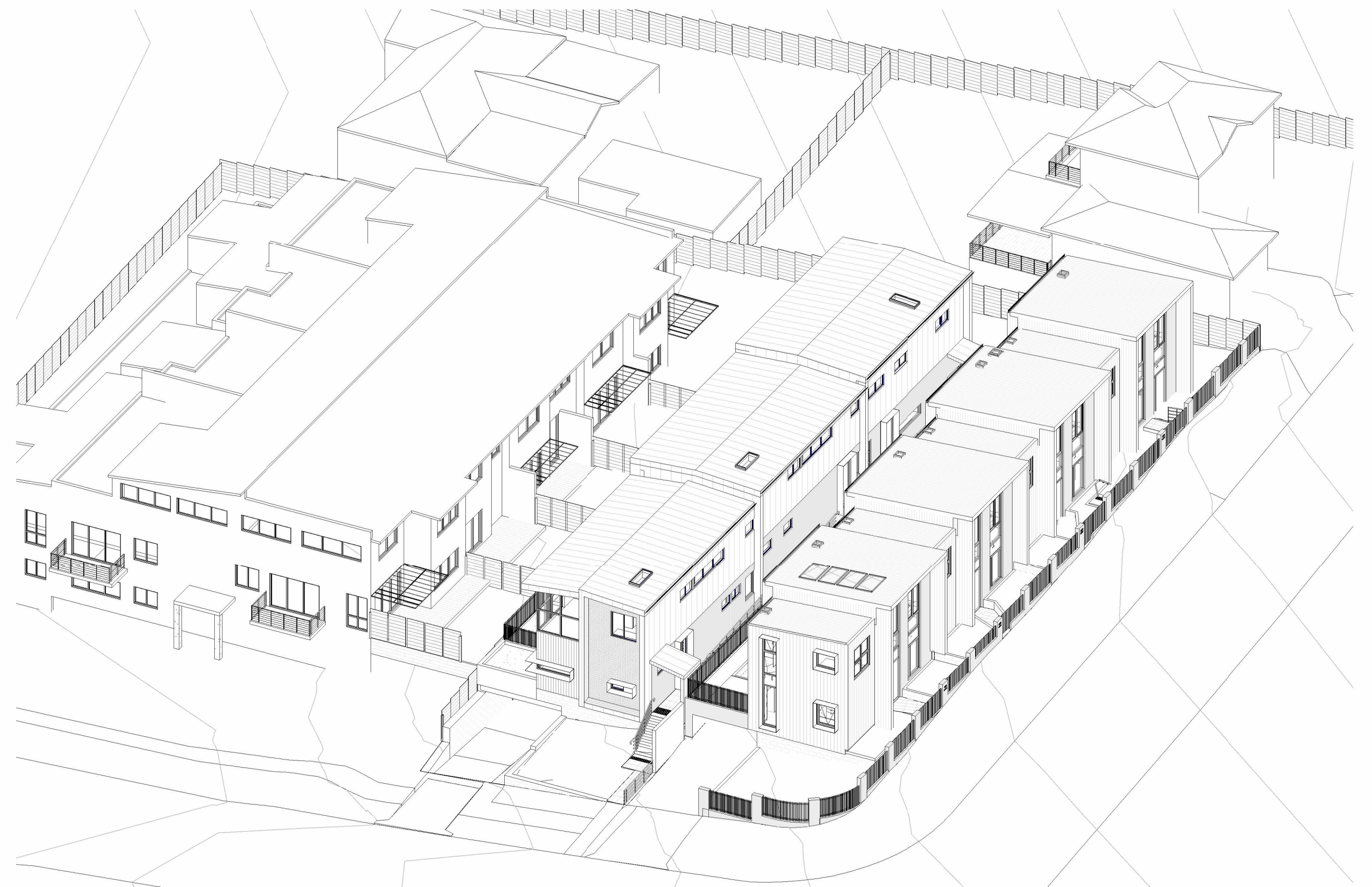
3 SOLAR ACCESS - 21ST JUNE - 12PM - EXISTING



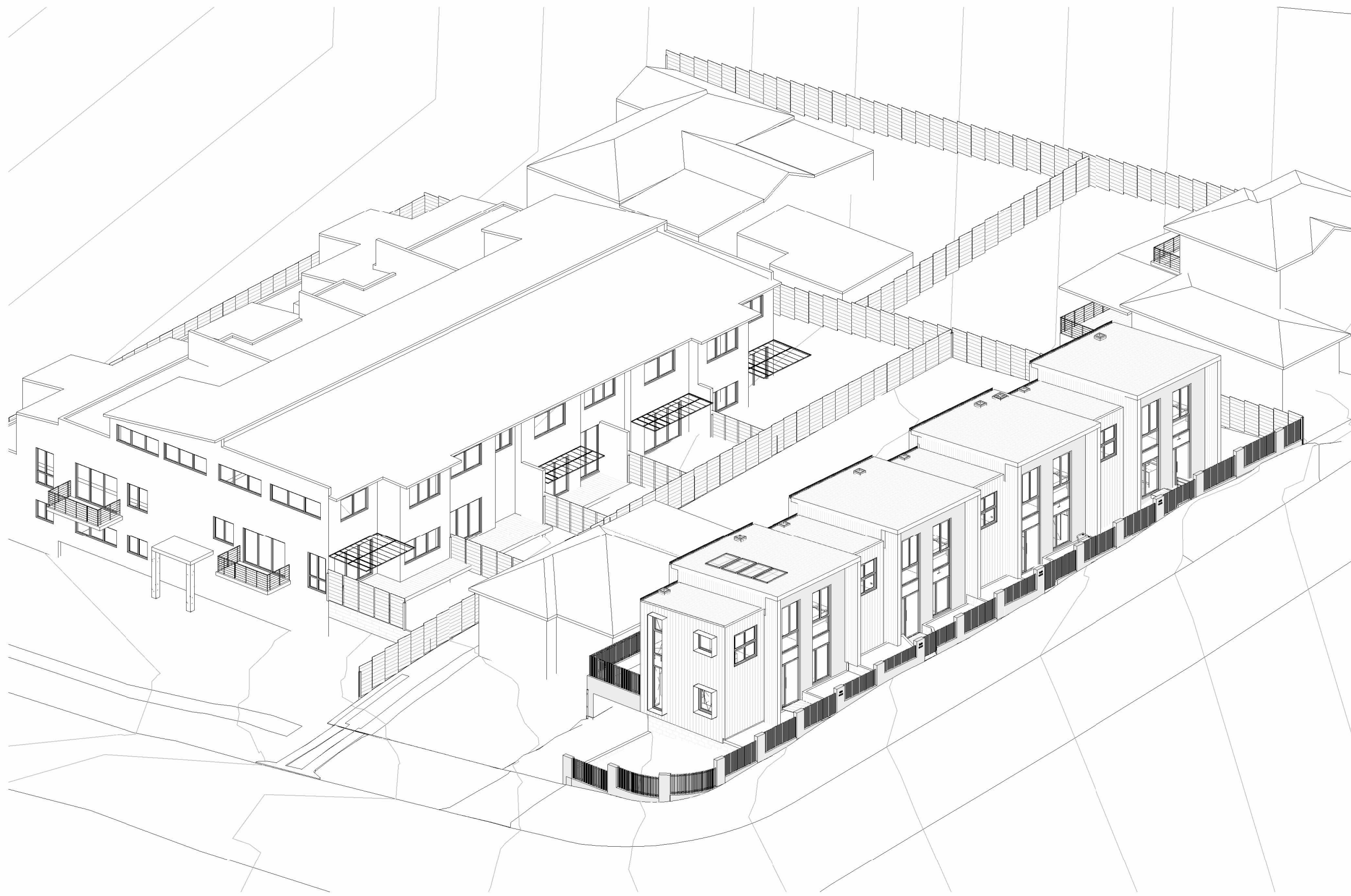
4 SOLAR ACCESS - 21ST JUNE - 12PM - PROPOSED



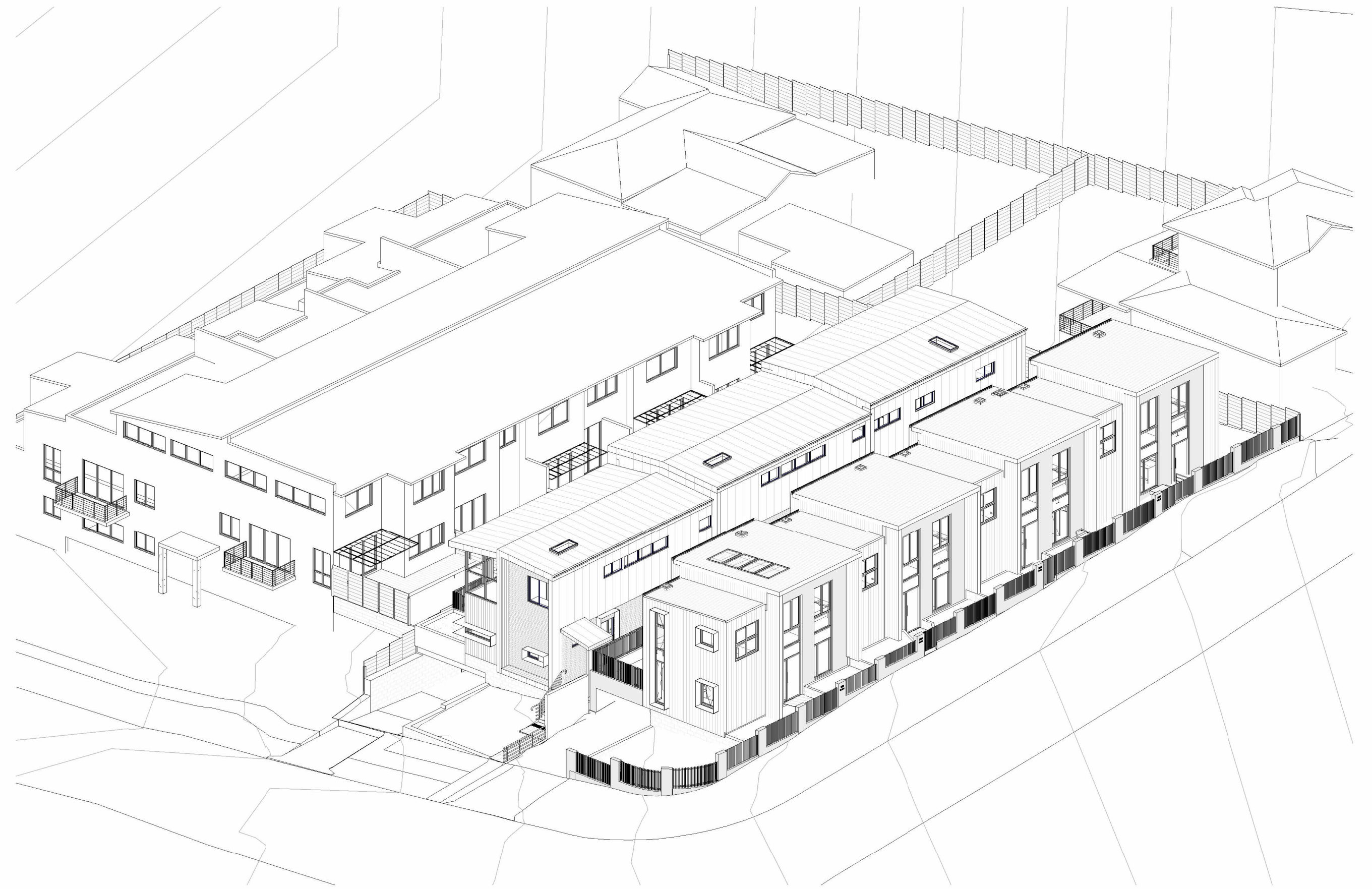
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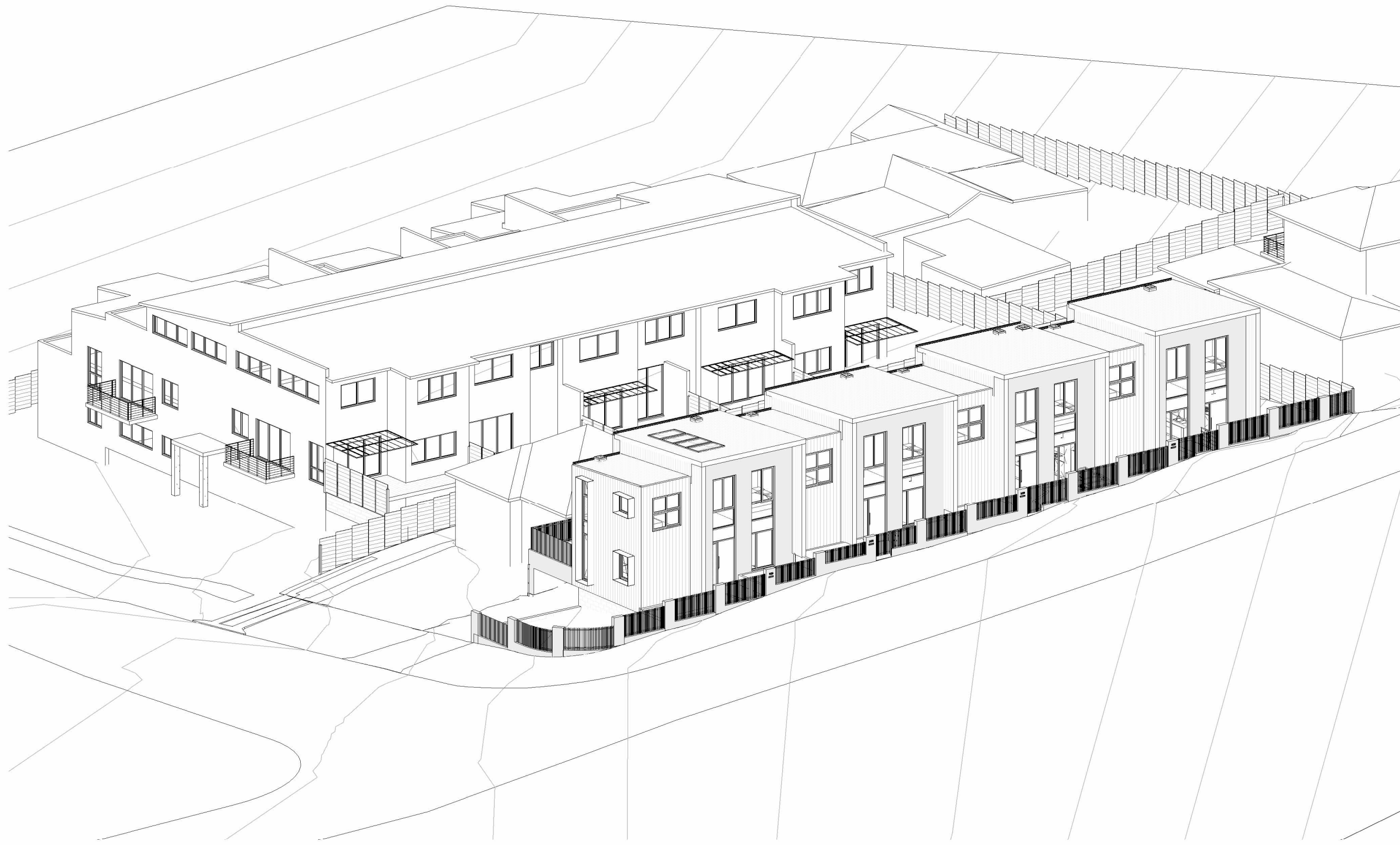
2 SOLAR ACCESS - 21ST JUNE - 1PM - PROPOSED



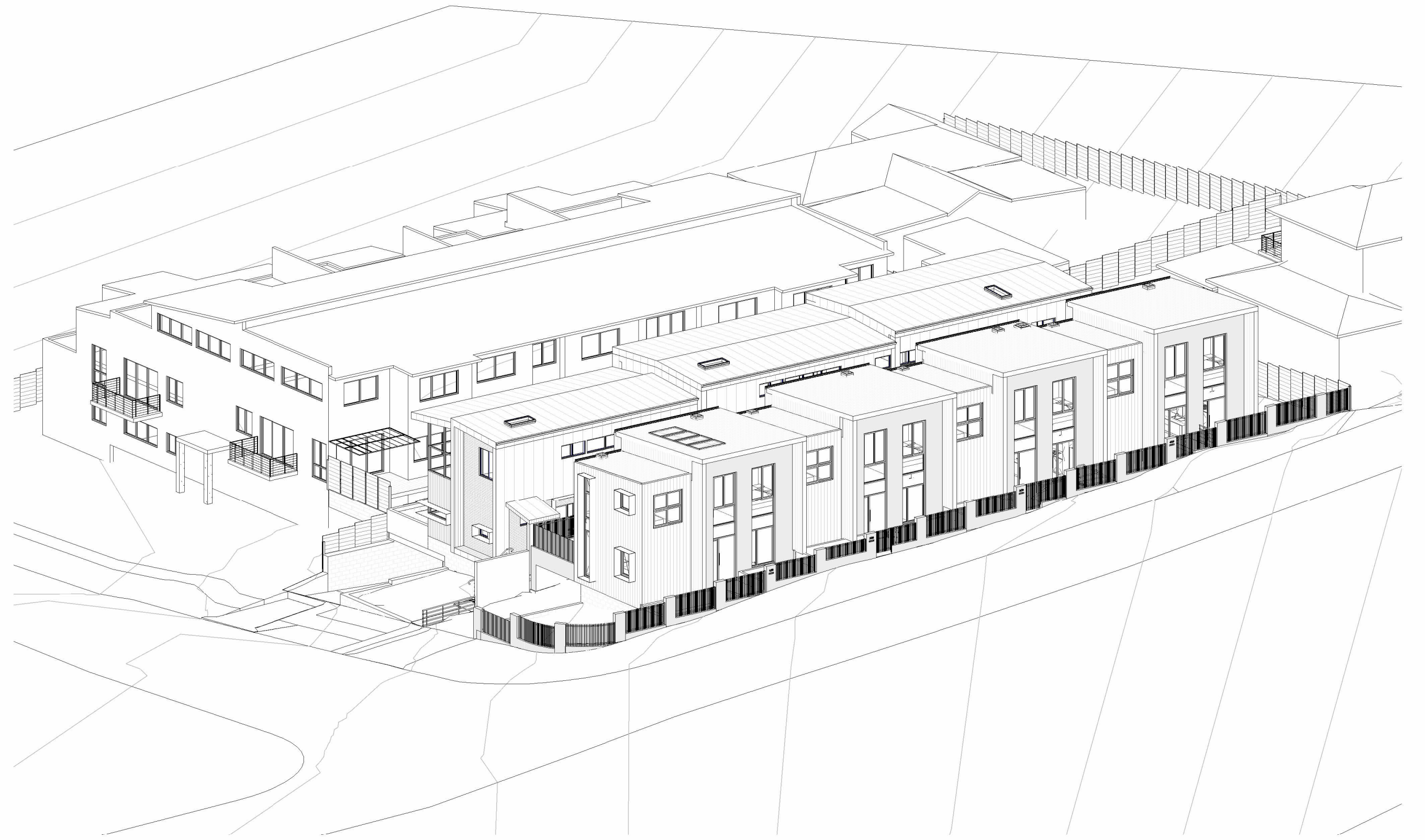
3 SOLAR ACCESS - 21ST JUNE - 2PM - EXISTING



4 SOLAR ACCESS - 21ST JUNE - 2PM - PROPOSED



2 SOLAR ACCESS - 21ST JUNE - 3PM - EXISTING



1 SOLAR ACCESS - 21ST JUNE - 3PM - PROPOSED

